HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: January 2014

Highlights

- A increase in multiple-family housing starts kept total Vancouver CMA housing starts steady at an annual total of 18,696 in 2013;
- Housing starts in the Abbotsford-Mission CMA recorded a total of 749 in 2013; and
- MLS® resale market conditions turned around as the number of sales picked up pace and prices recovered in the second half of 2013.

Figure 1

* Seasonally adjusted annual rate
Source: CMHC

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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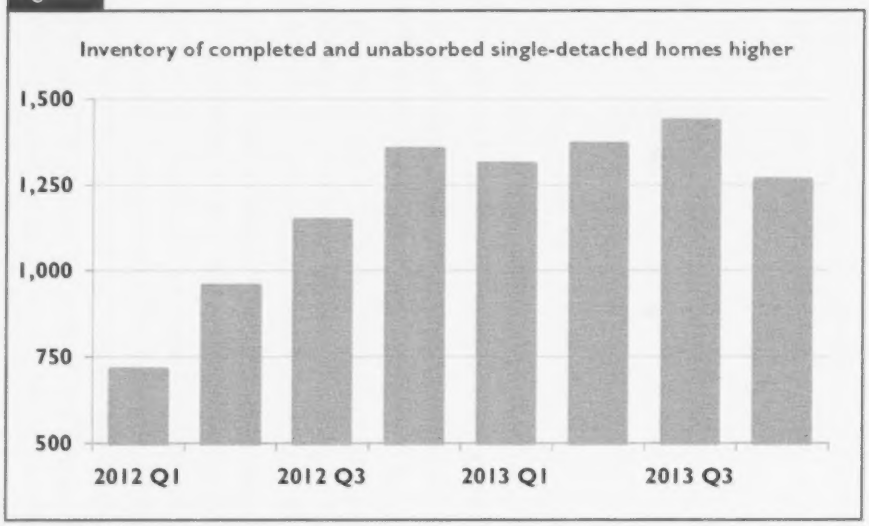
Housing Market Overview

Total housing starts in the Vancouver Census Metropolitan Area (CMA) were trending at 19,881 units in December 2013, down marginally from 20,009 in November (Figure 1). The trend is a six-month moving average of monthly seasonally adjusted annual rates (SAAR) of total housing starts. This brought the annual total to 18,696 housing starts, just 1.7 per cent lower than the previous year.

A pick-up in multiple-family starts during the second half of 2013 was partially off-set by a moderation in single-family housing starts. There were 1,450 multiple-family starts in December, bringing the annual total to 14,692 multiple family starts. Approximately 63 per cent of these were condominium apartment starts and these were mostly concentrated in the cities of Vancouver, Burnaby, and Surrey. Part of the lift in multiple-family starts in 2013 was due to an increase in purpose-built rental apartment starts. Approximately 1,800 such units were started during the year. CMHC's rental market surveys show that vacancy rates for newer purpose-built rental apartments and for rental condominium apartments tend to be lower than vacancy rates in older purpose built rental buildings[2]. The existing stock of purpose-built rental apartments was primarily built before the year 2000.

Single-family housing starts moderated in 2013 as the inventory of completed and unabsorbed single-family homes rose steadily through the first three quarters of the year. The inventory of completed and unabsorbed single-family homes was nearly 25 per cent higher in 2013 Q3 than in 2012 Q3.

Figure 2



Source: CMHC

During 2013 Q4, however, the number of such homes started to decline due mostly to a higher rate of absorption (Figure 2).

Abbotsford-Mission CMA New Housing Market

Housing starts in the Abbotsford-Mission CMA were trending at 694 units in December, compared to 740 units in November. The number of homes started in the Abbotsford-Mission CMA in December 2013 was 106, which brought the annual total to 749 housing starts (Figure 3). The majority of these starts – 84 per cent – were in the City of Abbotsford.

Like in the Vancouver CMA, single-family housing starts in the Abbotsford-Mission CMA moderated in 2013. Compared to the previous year, single-family housing starts were down approximately 10 per cent. Multiple-family housing starts closed the year at 548 starts, up from less than 200 starts in 2012. Of these, approximately 52 per cent were condominium townhouse and apartment starts, 37 per cent were rental starts, and 11 per cent were social housing starts.[3]

This level of apartment rental starts is the highest in the last 10 years. A number of reasons contributed to the increase in rental starts. One reason is relative land prices. The average price for land zoned residential in the Abbotsford-Mission CMA is lower than centres in the Vancouver CMA, such as Surrey and Langley. Another reason is higher demand for newer rental units relative to older units. The vacancy rate for rental suites built after the year 2000 was 1.9 per cent, which was lower than the overall average of 3.2 per cent for all rental units.[4]

[2] CMHC Rental Market Report: Vancouver and Abbotsford-Mission, Fall 2013.

[3] Rental housing starts include accessory suites. About 170 units were purpose-built market rental apartment starts.

[4] CMHC Rental Market Report: Abbotsford-Mission, Fall 2013

Greater Vancouver MLS® Market[5]

In areas covered by the Real Estate Board of Greater Vancouver (REBGV), pent-up demand was one factor that propelled fourth quarter MLS® sales up year-over-year to 8,316 sales, bringing the total number of MLS® sales for 2013 to 28,984. Even though this represented a 14 per cent year-over-year increase on the previous year, it was still below the 15-year average of 31,536 sales. Since purchasing a home is a significant, long-term financial commitment for most, growth in full-time employment is essential to support strong home sales. However, full-time employment conditions in the Vancouver CMA have been tepid and this could have tempered home sales somewhat.

During 2013, homebuyers may have seen the softer market conditions as an opportunity to change their housing situation to meet evolving housing needs. The following trends were observed:

- Areas covered by REBGV gained market share in 2013 – REBGV sales represented 70 per cent of all MLS® sales in the Lower Mainland, up from 67 per cent in 2012;[6]
- Increased interest in ground-oriented housing, such as single-family houses and townhouses, in 2013 as evidenced by relatively higher market share;
- Single-family home sales shifted towards some of the pricier markets, such as West Vancouver, Vancouver West, and Richmond; and

Figure 3

* Seasonally Adjusted Annual Rate
Source: CMHC

Figure 4

Source: CMHC, adapted from Statistics Canada

- Sales of condominium apartments shifted towards some of the less expensive markets, such as Coquitlam, Burnaby, Maple Ridge, and Pitt Meadows.

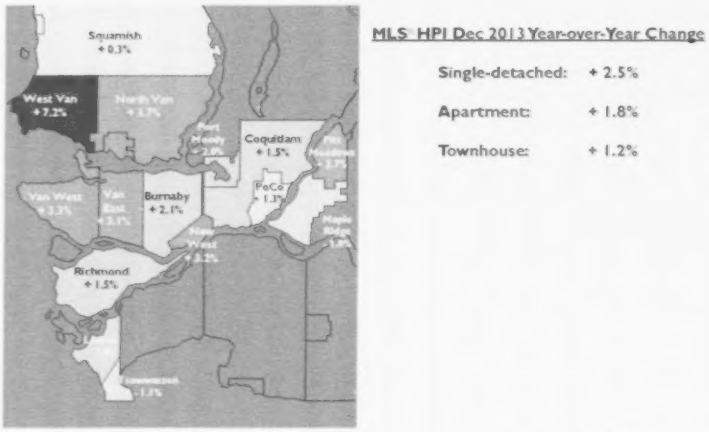
[5] MLS® is a registered certification mark of the Canadian Real Estate Association (CREA)

[6] Here, Lower Mainland refers to markets covered by both the Real Estate Board of Greater Vancouver (REBGV) and the Fraser Valley Real Estate Board (FVREB). $Market\ Share_{REBGV} = MLS^{®}\ Sales_{REBGV} / (MLS^{®}\ Sales_{REBGV} + MLS^{®}\ Sales_{FVREB})$

The increase in sales of existing homes pushed housing prices higher. Although much of the observed gain the average MLS® price was due to the compositional shifts, prices by other measures registered growth by year-end. The MLS® Home Price Index (HPI) showed that prices in the REBGV area grew 2.1 per cent year-over-year and the average MLS® price posted a six per cent increase (Figure 4).[7] Among the different housing types, single-family homes saw the largest year-over-year MLS® HPI gain; in terms of market areas, West Vancouver led with a 7.2 per cent gain in MLS® HPI for all housing types (Figure 5).[8]

Figure 5

Housing Price Gain in Most Market Segments



Source: CMHC, adapted from REBGV

Fraser Valley MLS® Market

In areas covered by the Fraser Valley Real Estate Board (FVREB), MLS® sales of existing homes picked up pace in the latter part of 2013 and reached an annual total of 12,895 sales, just about one per cent lower than the 13,083 MLS® sales recorded in 2012. Unlike markets covered by REBGV, the market share of different dwelling types in the FVREB remained essentially unchanged, with single-detached homes accounting for 57 per cent of sales, townhouses 24 per cent, and apartments 23 per cent.

The second-half turnaround in sales and demand helped to lift the average MLS® price in the FVREB to such a degree that by December 31, 2013, any shortfall relative to 2012 was erased. Much of the strength observed in prices was concentrated in the single-detached market segment. Single-detached homes in the FVREB recorded a three per cent increase in average MLS® price in 2013, whereas apartment and townhouse home prices slipped one per cent. The MLS® HPI also showed price gains for single-detached homes, which offset lower prices observed for townhouses and apartments.

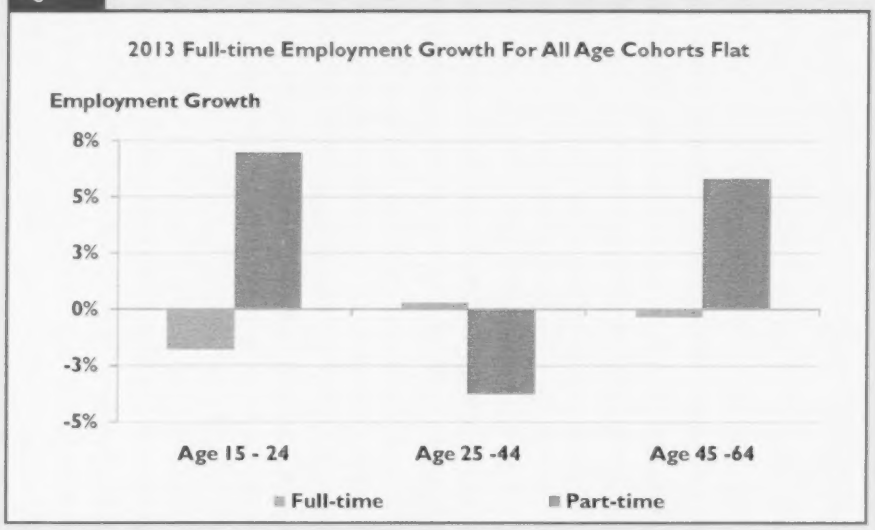
[7] The MLS® HPI concept is modelled after the Consumer Price Index and strives to measure the rate at which housing prices change over time while controlling for the type of homes sold.

[8] REBGV

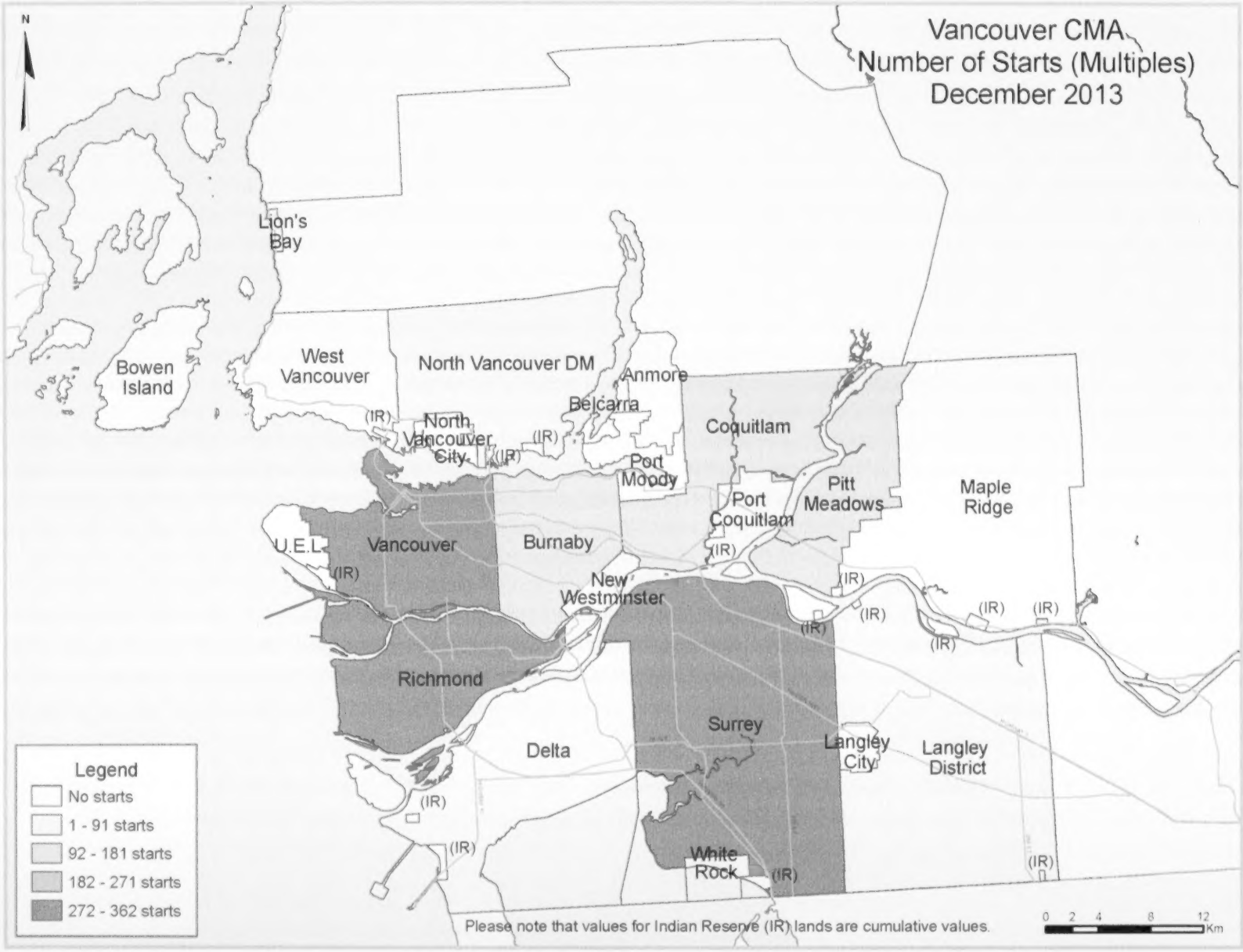
SPOTLIGHT: Recent Trends in Employment

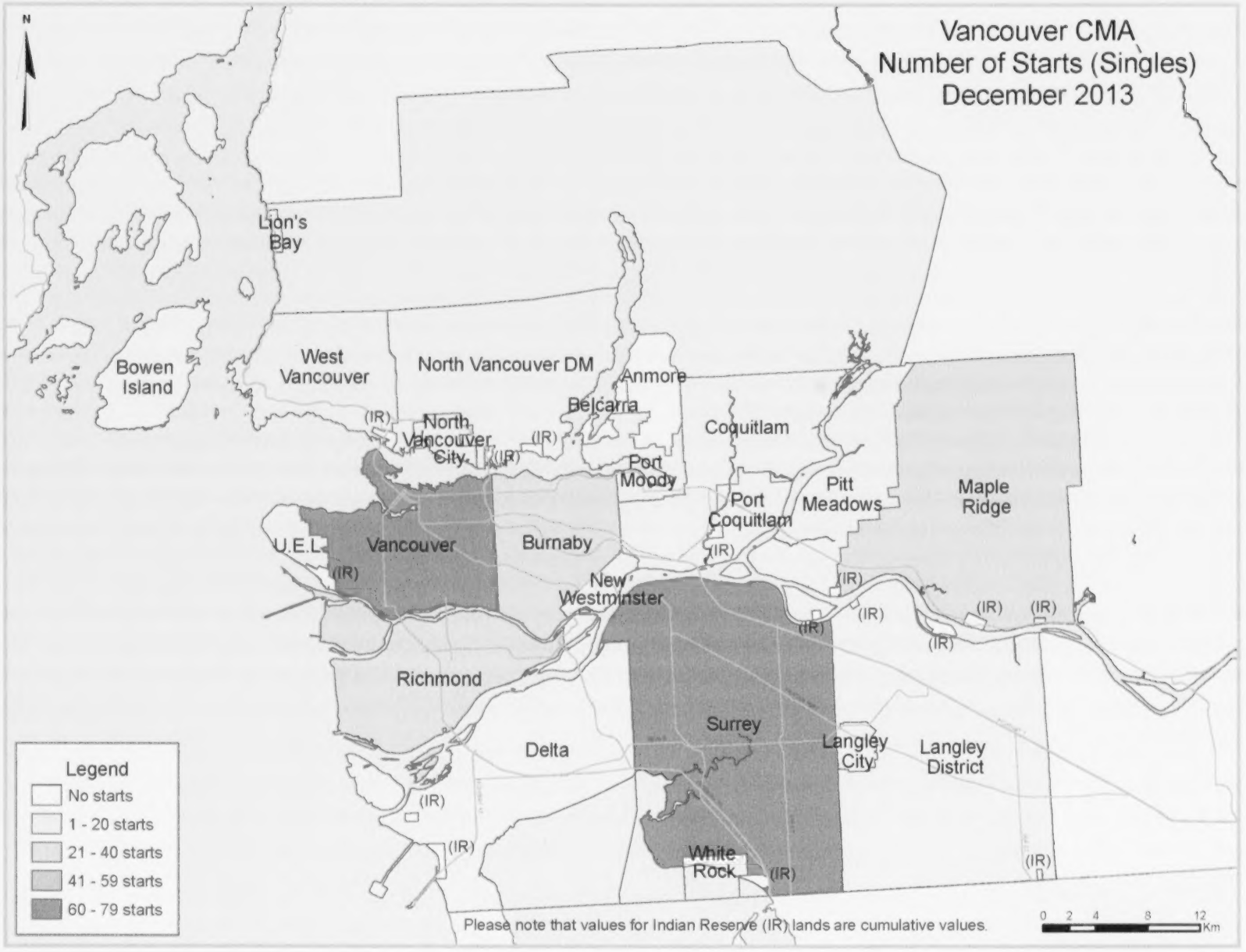
After growing less than one per cent in 2012, overall employment conditions in the Vancouver CMA showed little improvement in 2013. Overall employment ended 2013 on a flat note. Still, with a marginal increase in labour force, the unemployment rate declined to 6.0 per cent in December 2013 from 6.2 per cent a year ago. Part-time employment grew three per cent during the same period whereas full-time employment edged lower. A closer look by age cohort revealed weak growth in full-time employment across all age cohorts (Figure 6). Real average weekly earnings increased about two per cent, due mostly to a very low rate of inflation in the Vancouver CMA.

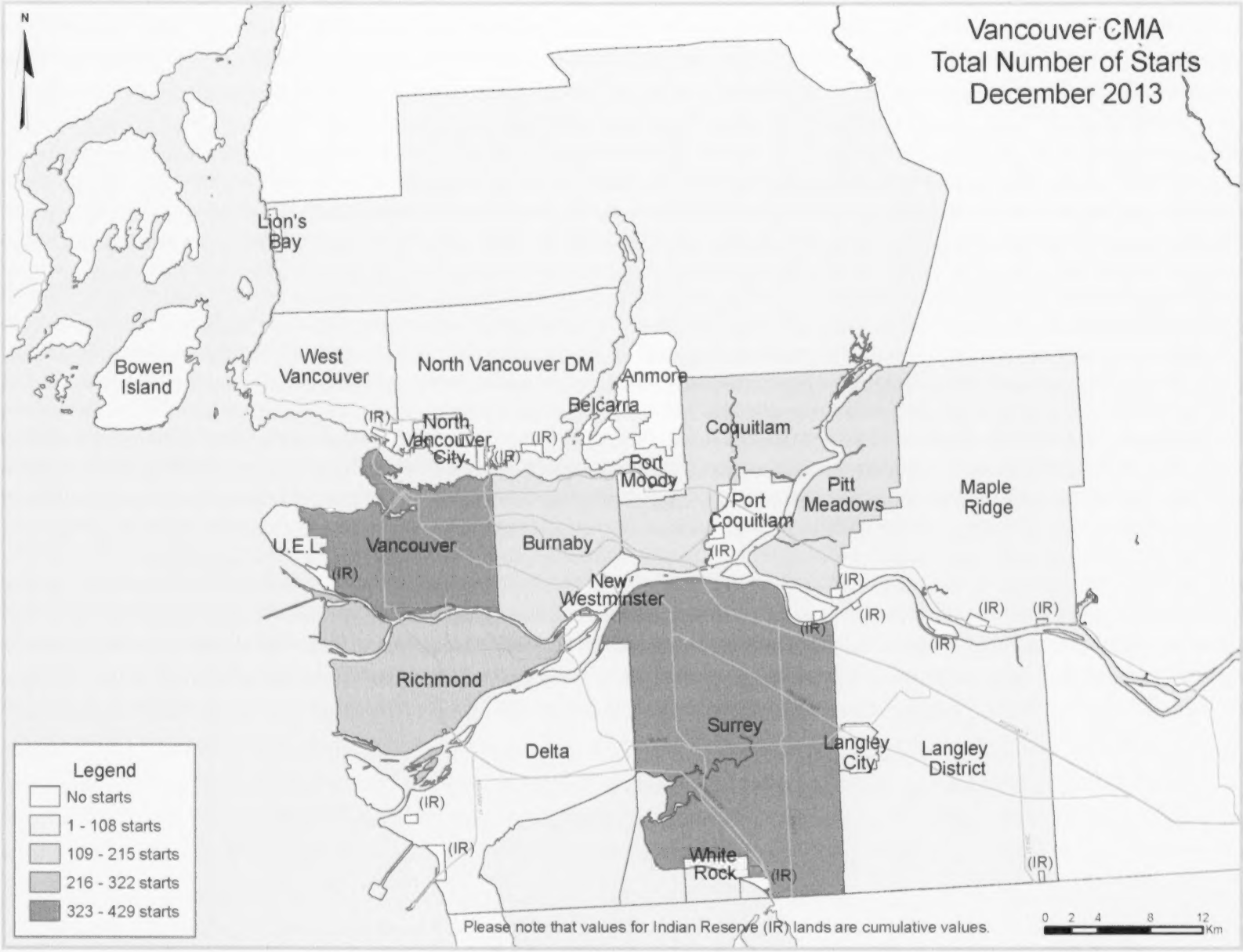
Figure 6

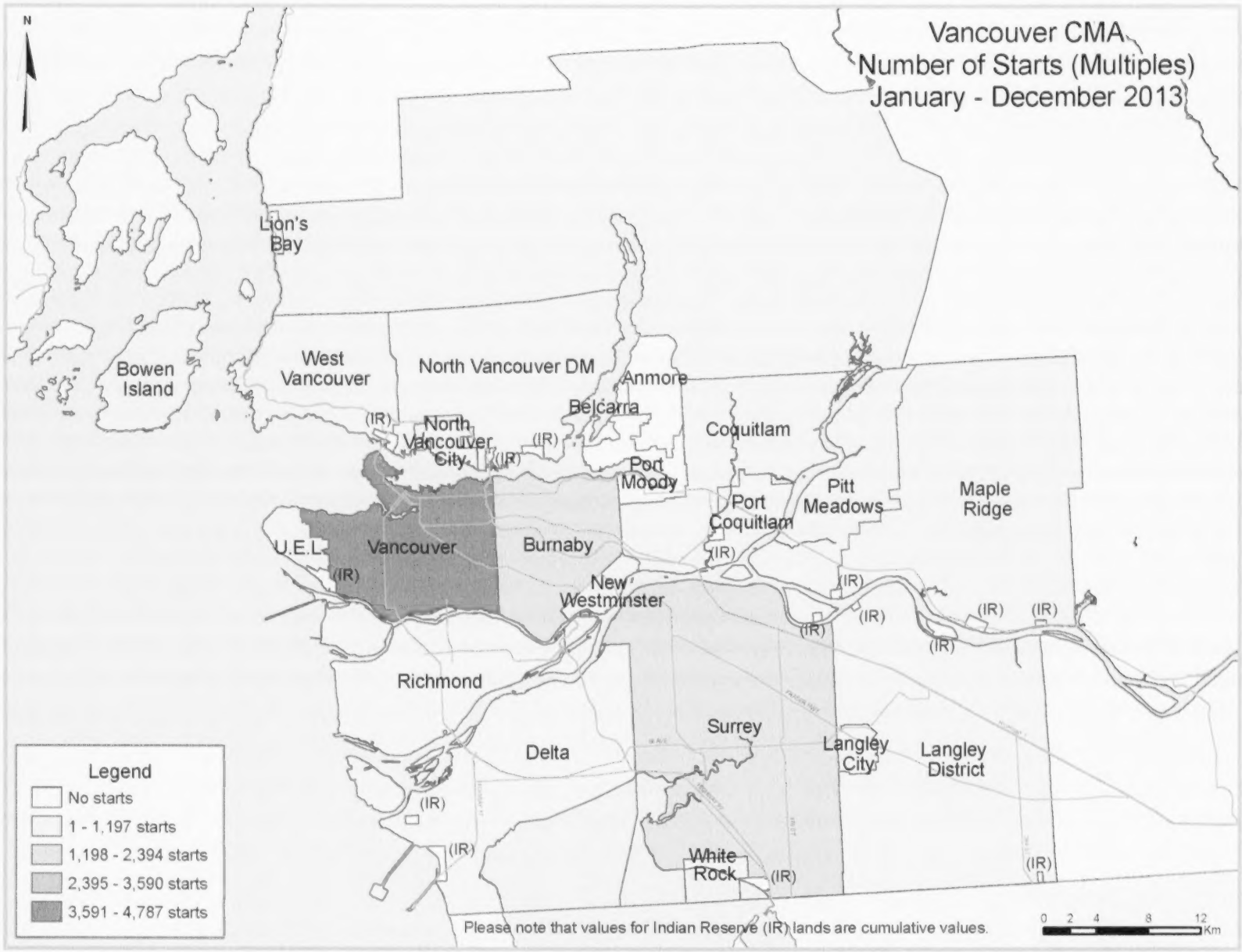


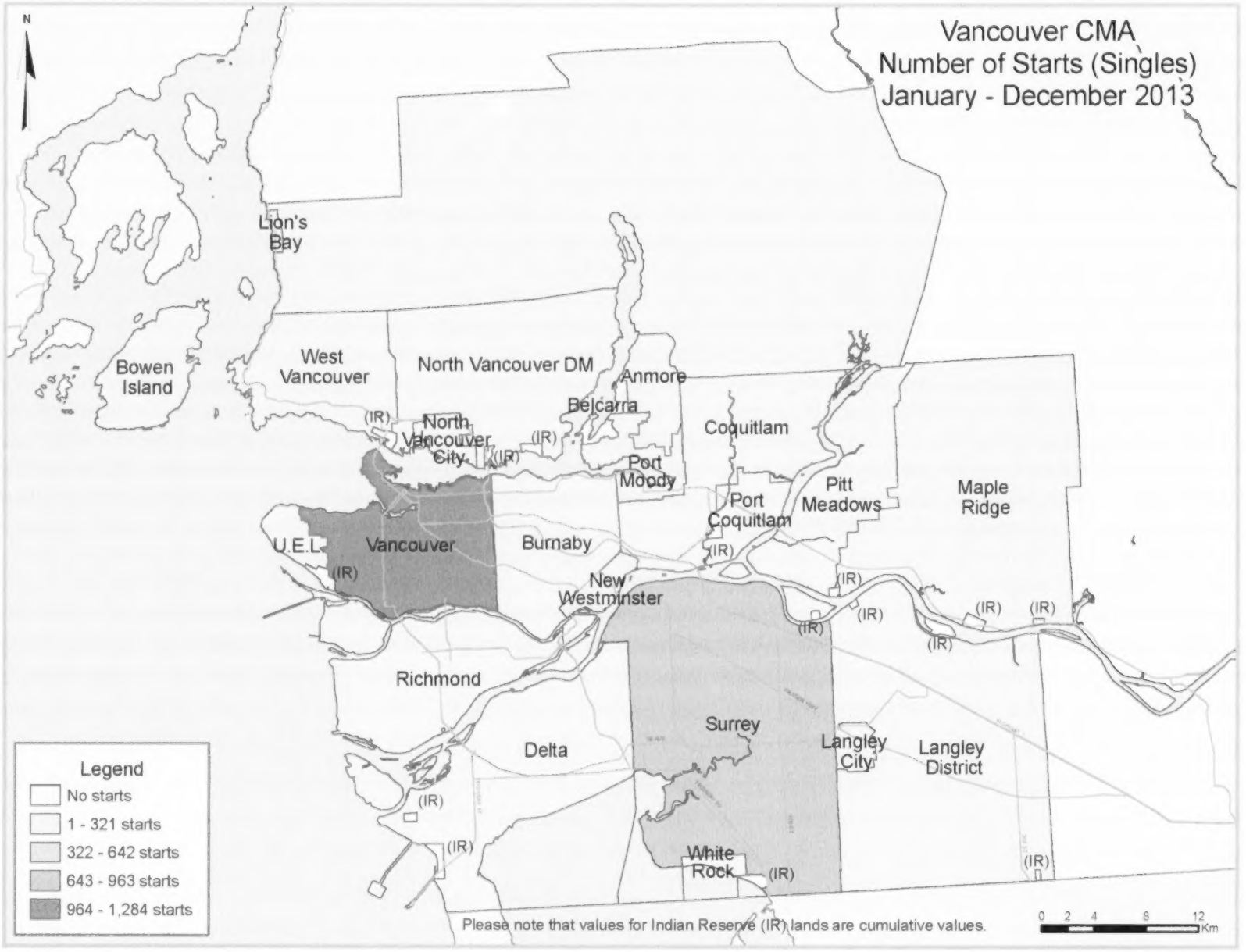
Source: CMHC, adapted from Statistics Canada

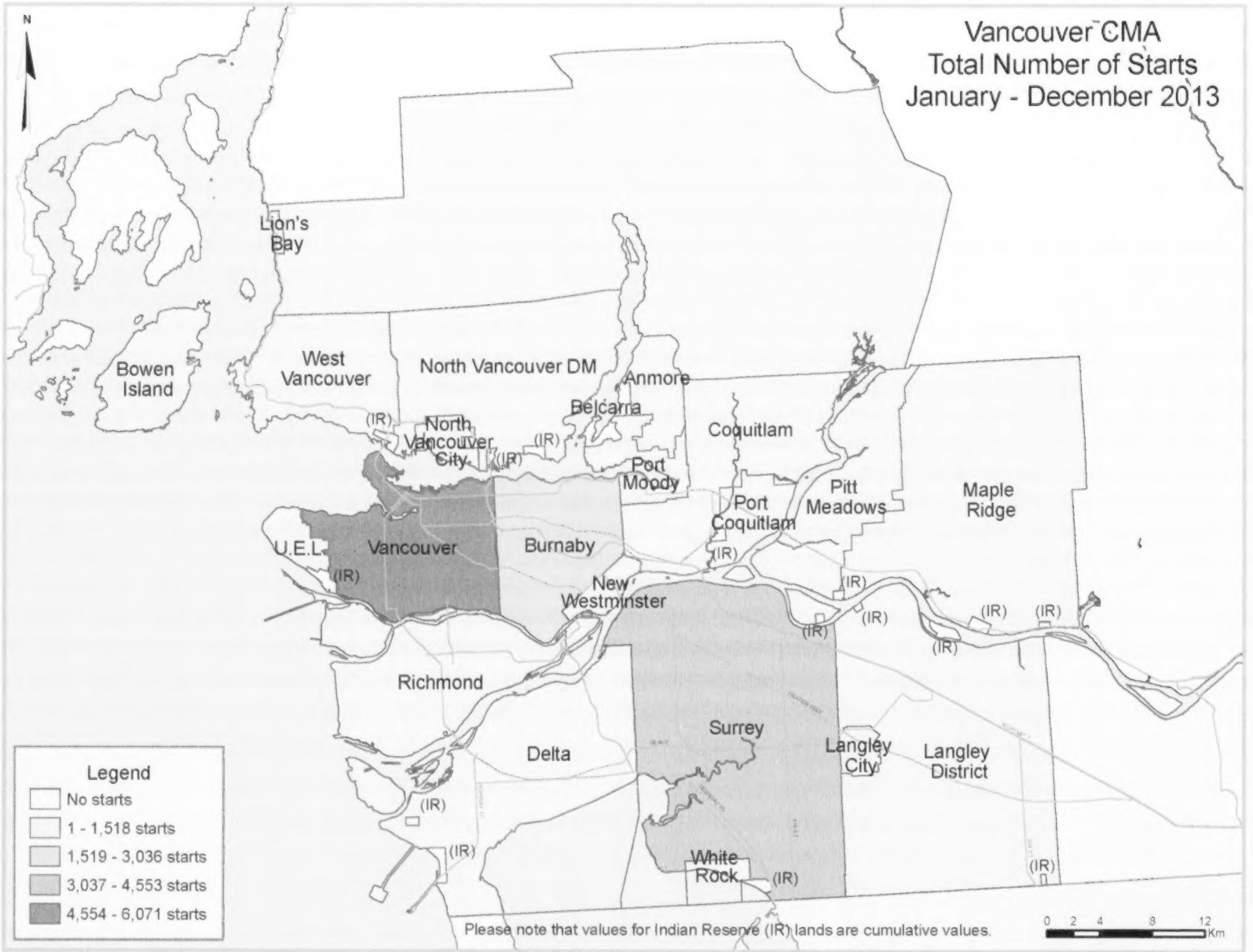

Vancouver CMA
Number of Starts (Multiples)
December 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 91 starts
92 - 181 starts
182 - 271 starts
272 - 362 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km


Vancouver CMA
Number of Starts (Singles)
December 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 20 starts
21 - 40 starts
41 - 59 starts
60 - 79 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km


Vancouver CMA
Total Number of Starts
December 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 108 starts
109 - 215 starts
216 - 322 starts
323 - 429 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

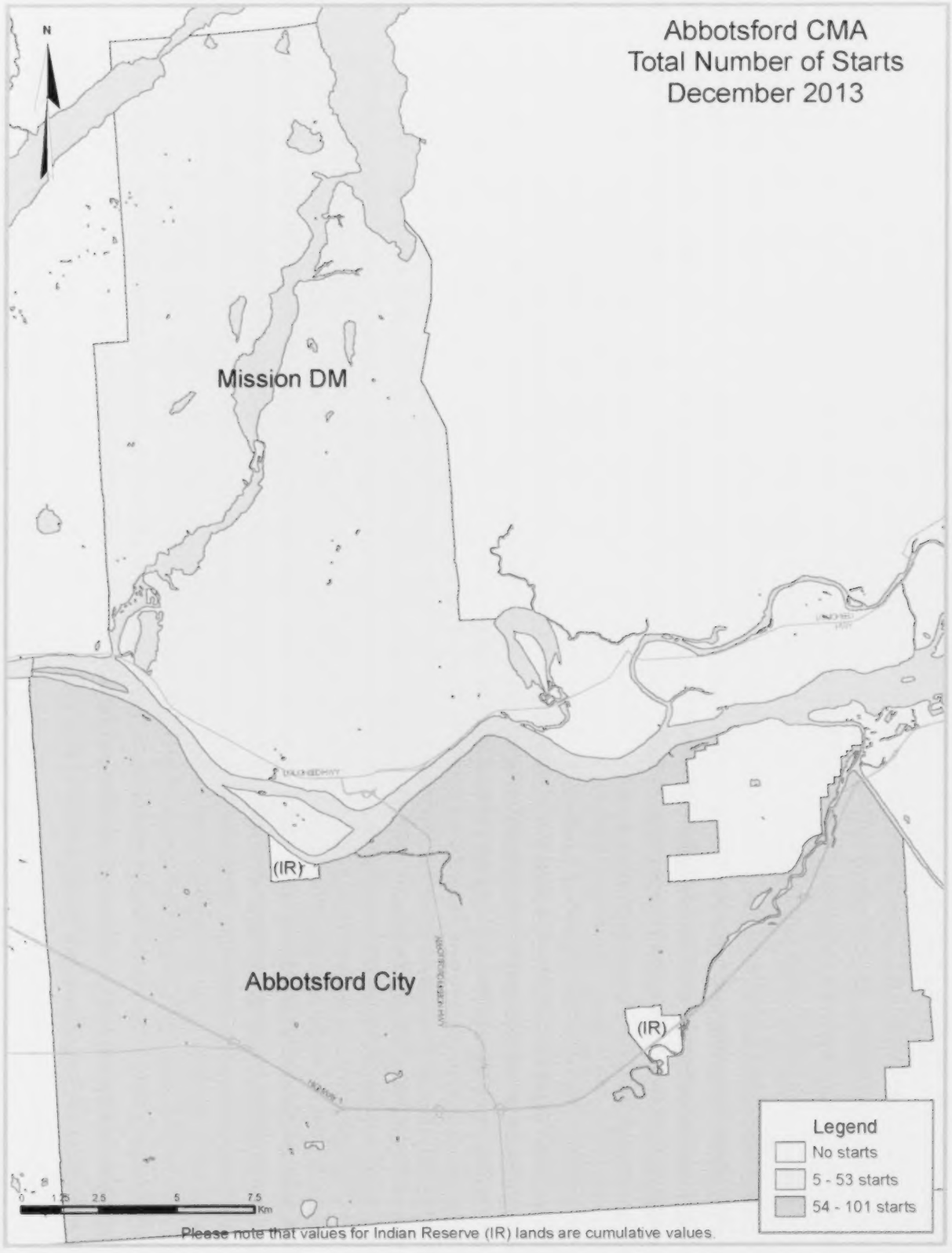

Vancouver CMA
Number of Starts (Multiples)
January - December 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 1,197 starts
1,198 - 2,394 starts
2,395 - 3,590 starts
3,591 - 4,787 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

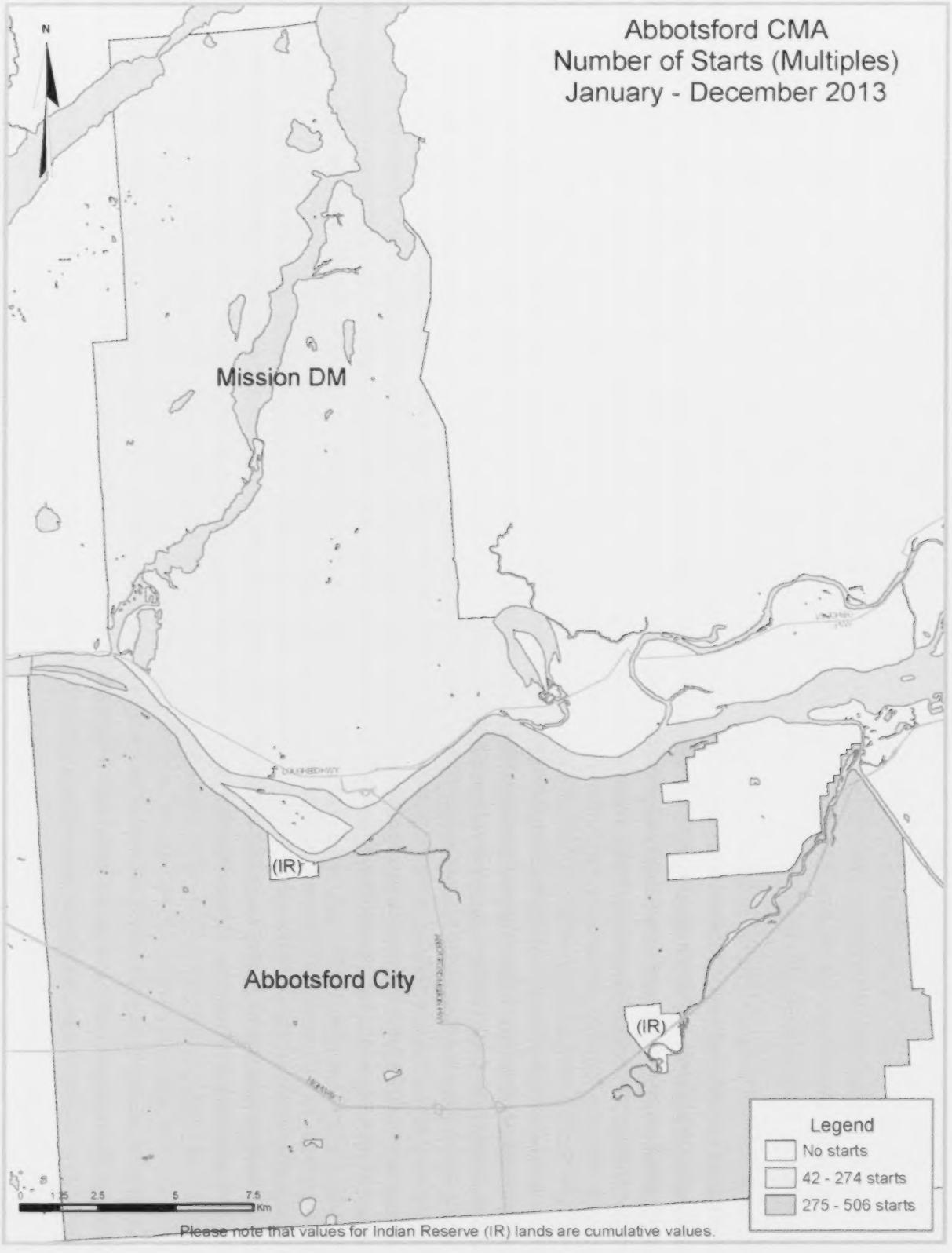

Vancouver CMA
Number of Starts (Singles)
January - December 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 321 starts
322 - 642 starts
643 - 963 starts
964 - 1,284 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

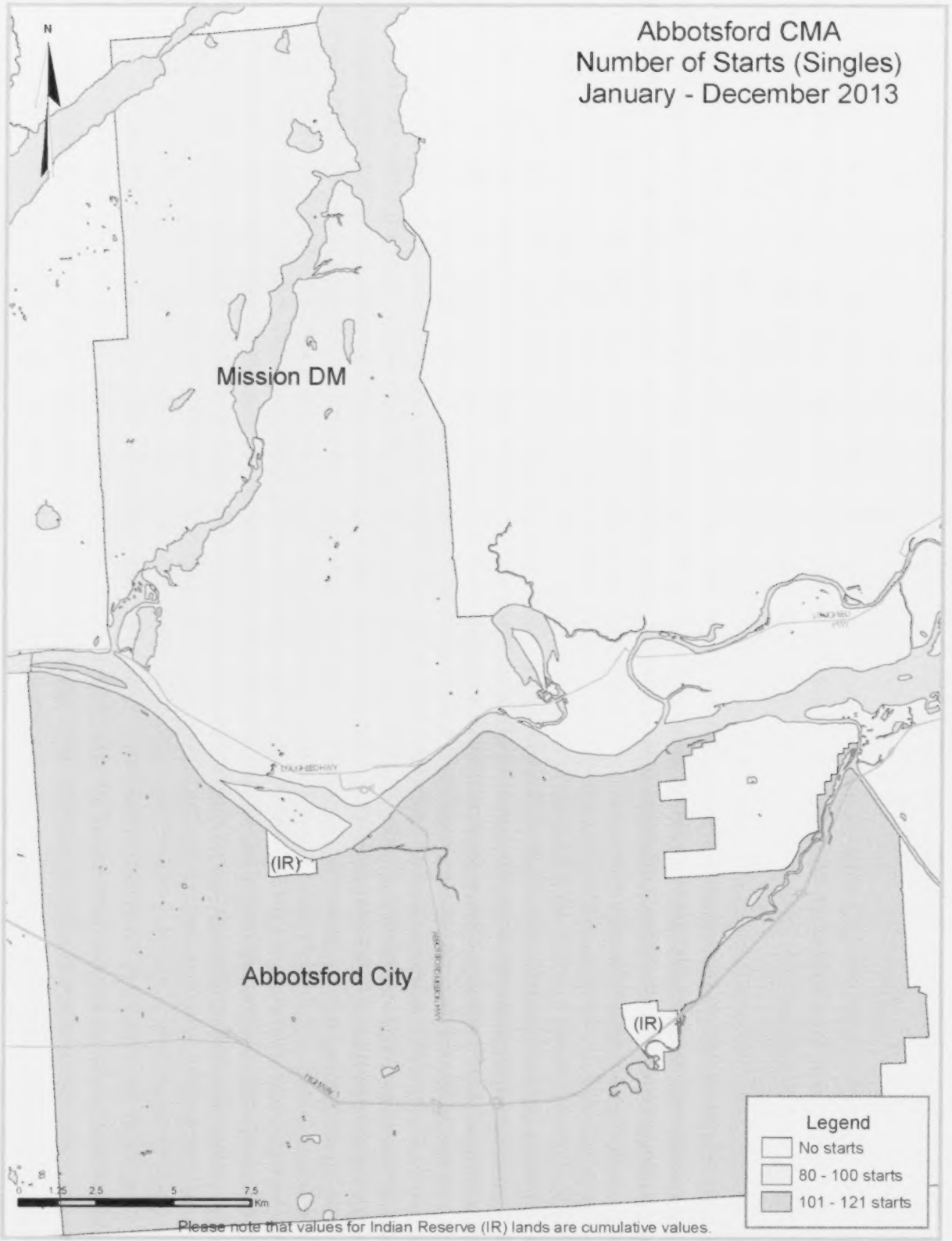

Vancouver CMA
Total Number of Starts
January - December 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Coquitlam
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 1,518 starts
1,519 - 3,036 starts
3,037 - 4,553 starts
4,554 - 6,071 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

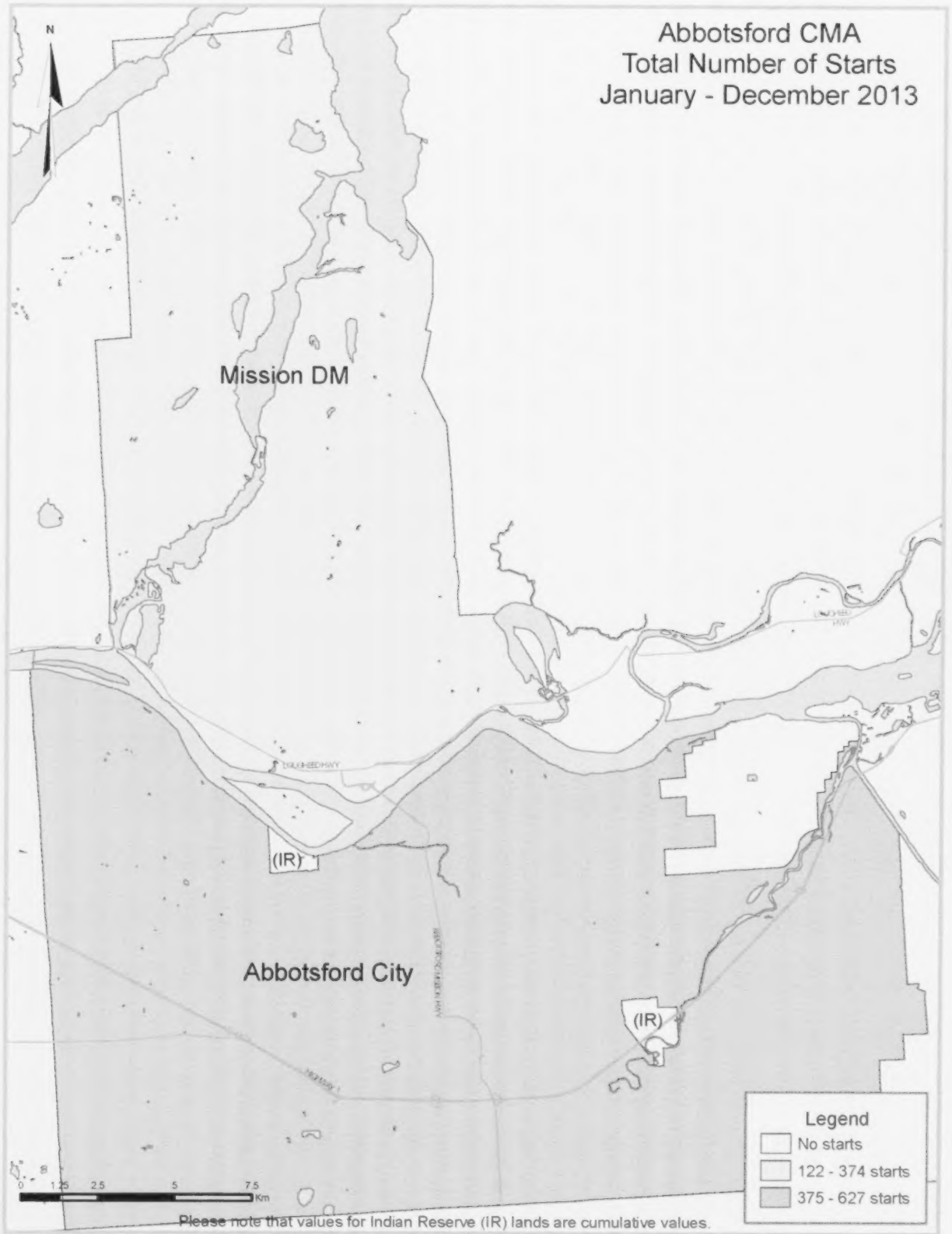
Abbotsford CMA
Number of Starts (Multiples)
December 2013
N
Mission DM
(IR)
Abbotsford City
(IR)
0 1.25 2.5 5 7.5
Km
Legend
No starts
92 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.

Abbotsford CMA
Number of Starts (Singles)
December 2013
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
5 - 7 starts
8 - 9 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
December 2013
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
5 - 53 starts
54 - 101 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Multiples)
January - December 2013
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
42 - 274 starts
275 - 506 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
January - December 2013
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
80 - 100 starts
101 - 121 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
January - December 2013
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
122 - 374 starts
375 - 627 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1: Housing Starts (SAAR and Trend) December 2013		
Vancouver CMA[1]	November 2013	December 2013
Trend[2]	20,009	19,881
SAAR	17,876	21,820
	December 2012	December 2013
Actual		
December - Single-Detached	317	297
December - Multiples	870	1,450
December - Total	1,187	1,747
January to December - Single-Detached	4,516	4,004
January to December - Multiples	14,511	14,692
January to December - Total	19,027	18,696

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
December 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2013	263	46	4	0	236	882	34	282	1,747
December 2012	283	36	25	5	135	549	29	125	1,187
% Change	-7.1	27.8	-84.0	-100.0	74.8	60.7	17.2	125.6	47.2
Year-to-date 2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
Year-to-date 2012	4,078	328	114	34	2,445	9,616	404	2,008	19,027
% Change	-15.3	12.2	-84.2	-8.8	1.9	-4.5	30.4	30.6	-1.7
UNDER CONSTRUCTION									
December 2013	3,340	366	31	11	2,119	14,305	331	2,702	23,205
December 2012	3,880	334	61	37	1,895	13,992	353	2,356	22,908
% Change	-13.9	9.6	-49.2	-70.3	11.8	2.2	-6.2	14.7	1.3
COMPLETIONS									
December 2013	428	30	0	8	199	561	53	320	1,599
December 2012	427	26	37	6	289	539	36	263	1,623
% Change	0.2	15.4	-100.0	33.3	-31.1	4.1	47.2	21.7	-1.5
Year-to-date 2013	3,991	326	42	60	2,273	8,591	565	2,544	18,392
Year-to-date 2012	4,377	244	43	31	3,078	6,414	355	2,416	16,958
% Change	-8.8	33.6	-2.3	93.5	-26.2	33.9	59.2	5.3	8.5
COMPLETED & NOT ABSORBED									
December 2013	1,252	110	189	8	654	1,992	n/a	n/a	4,205
December 2012	1,339	95	34	11	758	1,441	n/a	n/a	3,678
% Change	-6.5	15.8	**	-27.3	-13.7	38.2	n/a	n/a	14.3
ABSORBED									
December 2013	484	50	15	9	202	472	n/a	n/a	1,232
December 2012	362	20	3	5	205	570	n/a	n/a	1,165
% Change	33.7	150.0	**	80.0	-1.5	-17.2	n/a	n/a	5.8
Year-to-date 2013	3,751	311	564	64	2,377	8,031	n/a	n/a	15,098
Year-to-date 2012	3,887	237	16	20	2,882	6,479	n/a	n/a	13,521
% Change	-3.5	31.2	**	**	-17.5	24.0	n/a	n/a	11.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
December 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
December 2013	25	12	0	0	69	75	0	0	181
December 2012	26	12	0	0	0	284	0	0	322
Delta									
December 2013	10	0	0	0	8	0	0	4	22
December 2012	21	14	0	0	8	0	0	9	52
Langley									
December 2013	21	0	4	0	33	0	2	5	65
December 2012	23	0	0	5	4	0	2	8	42
Maple Ridge / Pitt Meadows									
December 2013	22	0	0	0	0	126	0	0	148
December 2012	20	0	0	0	0	51	0	0	71
New Westminster									
December 2013	2	2	0	0	15	0	0	0	19
December 2012	4	0	0	0	14	0	0	0	18
North Vancouver									
December 2013	14	0	0	0	0	0	0	1	15
December 2012	10	0	0	0	0	0	0	8	18
Richmond									
December 2013	20	8	0	0	25	251	1	5	310
December 2012	16	0	10	0	9	111	0	58	204
Surrey									
December 2013	63	0	0	0	50	288	4	24	429
December 2012	72	0	12	0	57	0	5	18	164
Tri-Cities									
December 2013	18	2	0	0	33	110	0	11	174
December 2012	25	0	3	0	37	14	4	11	94
University Endowment Lands									
December 2013	1	0	0	0	0	0	0	0	1
December 2012	0	0	0	0	0	0	0	0	0
Vancouver City									
December 2013	52	22	0	0	3	32	27	227	363
December 2012	49	10	0	0	6	53	18	9	145
West Vancouver									
December 2013	9	0	0	0	0	0	0	0	9
December 2012	8	0	0	0	0	0	0	0	8
White Rock									
December 2013	6	0	0	0	0	0	0	5	11
December 2012	6	0	0	0	0	36	0	4	46
Indian Reserves									
December 2013	0	0	0	0	0	0	0	0	0
December 2012	0	0	0	0	0	0	0	0	0
Vancouver CMA									
December 2013	263	46	4	0	236	882	34	282	1,747
December 2012	283	36	25	5	135	549	29	125	1,187

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
December 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
December 2013	334	110	0	0	155	2,795	0	0	3,394
December 2012	359	116	0	0	63	1,896	0	6	2,440
Delta									
December 2013	93	28	0	1	40	101	6	36	305
December 2012	97	44	0	3	10	122	3	30	309
Langley									
December 2013	213	0	4	7	205	231	2	151	813
December 2012	223	4	0	28	136	395	3	92	881
Maple Ridge / Pitt Meadows									
December 2013	122	2	0	0	131	274	1	0	530
December 2012	147	2	0	0	63	411	5	0	628
New Westminster									
December 2013	59	6	0	0	92	571	0	0	728
December 2012	32	6	0	0	24	709	0	25	796
North Vancouver									
December 2013	177	8	0	0	4	702	5	78	974
December 2012	153	12	8	1	56	517	5	115	867
Richmond									
December 2013	280	12	14	1	235	1,575	12	130	2,259
December 2012	364	4	14	4	117	2,031	18	328	2,880
Surrey									
December 2013	581	2	0	0	929	922	26	170	2,630
December 2012	767	6	20	0	974	1,116	38	202	3,123
Tri-Cities									
December 2013	221	20	12	2	185	1,082	7	183	1,712
December 2012	262	10	3	0	278	1,683	8	153	2,397
University Endowment Lands									
December 2013	8	0	0	0	7	232	0	0	247
December 2012	11	0	0	0	16	185	0	0	212
Vancouver City									
December 2013	945	176	1	0	91	5,619	269	1,772	8,873
December 2012	1,165	130	16	1	136	4,568	273	1,104	7,393
West Vancouver									
December 2013	214	2	0	0	24	114	1	141	496
December 2012	196	0	0	0	12	39	0	271	518
White Rock									
December 2013	60	0	0	0	21	87	1	39	208
December 2012	58	0	0	0	10	217	0	29	314
Indian Reserves									
December 2013	0	0	0	0	0	0	0	0	0
December 2012	0	0	0	0	0	103	0	0	103
Vancouver CMA									
December 2013	3,340	366	31	11	2,119	14,305	331	2,702	23,205
December 2012	3,880	334	61	37	1,895	13,992	353	2,356	22,908

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
December 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
December 2013	77	14	0	0	0	0	0	0	91
December 2012	20	8	0	0	0	153	0	0	181
Delta									
December 2013	22	4	0	0	0	0	0	11	37
December 2012	26	4	0	0	0	73	0	9	112
Langley									
December 2013	17	2	0	3	19	0	1	5	47
December 2012	21	0	0	5	30	126	2	2	186
Maple Ridge / Pitt Meadows									
December 2013	17	0	0	0	0	75	1	0	93
December 2012	15	0	0	0	9	0	0	71	95
New Westminster									
December 2013	6	0	0	0	0	188	0	0	194
December 2012	4	0	0	0	0	54	0	0	58
North Vancouver									
December 2013	16	0	0	0	0	0	0	26	42
December 2012	12	4	0	0	0	0	1	7	24
Richmond									
December 2013	22	0	0	1	48	33	0	5	109
December 2012	43	0	30	0	45	91	1	16	226
Surrey									
December 2013	78	0	0	0	83	152	7	26	346
December 2012	113	0	0	0	114	0	6	26	259
Tri-Cities									
December 2013	54	6	0	3	18	0	0	35	116
December 2012	34	4	7	0	47	0	4	14	110
University Endowment Lands									
December 2013	1	0	0	0	0	0	0	174	175
December 2012	0	0	0	0	0	0	0	0	0
Vancouver City									
December 2013	105	4	0	1	26	48	44	35	263
December 2012	116	6	0	1	44	42	22	114	345
West Vancouver									
December 2013	7	0	0	0	0	6	0	0	13
December 2012	11	0	0	0	0	0	0	0	11
White Rock									
December 2013	4	0	0	0	5	59	0	3	71
December 2012	6	0	0	0	0	0	0	2	8
Indian Reserves									
December 2013	0	0	0	0	0	0	0	0	0
December 2012	0	0	0	0	0	0	0	0	0
Vancouver CMA									
December 2013	428	30	0	8	199	561	53	320	1,599
December 2012	427	26	37	6	289	539	36	263	1,623

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
December 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
December 2013	98	29	0	0	26	55	n/a	n/a	208
December 2012	96	35	0	0	36	144	n/a	n/a	311
Delta									
December 2013	19	10	0	2	10	1	n/a	n/a	42
December 2012	21	4	0	0	23	12	n/a	n/a	60
Langley									
December 2013	68	0	6	0	49	185	n/a	n/a	308
December 2012	78	0	0	7	53	121	n/a	n/a	259
Maple Ridge / Pitt Meadows									
December 2013	119	2	0	0	35	167	n/a	n/a	323
December 2012	111	0	0	0	45	7	n/a	n/a	163
New Westminster									
December 2013	8	3	0	0	14	136	n/a	n/a	161
December 2012	25	0	0	0	24	82	n/a	n/a	131
North Vancouver									
December 2013	41	4	17	1	41	259	n/a	n/a	363
December 2012	45	5	0	3	52	153	n/a	n/a	258
Richmond									
December 2013	213	4	39	3	77	81	n/a	n/a	417
December 2012	202	4	27	0	87	50	n/a	n/a	370
Surrey									
December 2013	237	3	44	0	278	354	n/a	n/a	916
December 2012	317	0	0	0	248	309	n/a	n/a	874
Tri-Cities									
December 2013	72	8	11	0	56	237	n/a	n/a	384
December 2012	68	12	7	0	77	160	n/a	n/a	324
University Endowment Lands									
December 2013	0	0	0	0	2	28	n/a	n/a	30
December 2012	0	0	0	0	1	3	n/a	n/a	4
Vancouver City									
December 2013	335	46	68	2	58	403	n/a	n/a	912
December 2012	341	33	0	1	102	400	n/a	n/a	877
West Vancouver									
December 2013	25	0	0	0	0	0	n/a	n/a	25
December 2012	21	2	0	0	4	0	n/a	n/a	27
White Rock									
December 2013	6	1	4	0	8	86	n/a	n/a	105
December 2012	6	0	0	0	6	0	n/a	n/a	12
Indian Reserves									
December 2013	0	0	0	0	0	0	n/a	n/a	0
December 2012	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
December 2013	1,252	110	189	8	654	1,992	n/a	n/a	4,205
December 2012	1,339	95	34	11	758	1,441	n/a	n/a	3,678

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
December 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
December 2013	88	21	0	0	0	0	n/a	n/a	109
December 2012	54	11	0	0	0	158	n/a	n/a	223
Delta									
December 2013	28	6	0	0	0	2	n/a	n/a	36
December 2012	14	4	0	0	0	65	n/a	n/a	83
Langley									
December 2013	18	2	0	3	14	14	n/a	n/a	51
December 2012	29	0	0	4	16	118	n/a	n/a	167
Maple Ridge / Pitt Meadows									
December 2013	14	0	0	0	0	5	n/a	n/a	19
December 2012	12	0	0	0	2	0	n/a	n/a	14
New Westminster									
December 2013	9	0	0	0	0	126	n/a	n/a	135
December 2012	8	0	0	0	0	19	n/a	n/a	27
North Vancouver									
December 2013	12	1	0	0	0	25	n/a	n/a	38
December 2012	13	1	0	1	2	0	n/a	n/a	17
Richmond									
December 2013	26	0	0	0	54	55	n/a	n/a	135
December 2012	29	0	3	0	9	76	n/a	n/a	117
Surrey									
December 2013	99	0	4	0	69	72	n/a	n/a	244
December 2012	81	0	0	0	110	75	n/a	n/a	266
Tri-Cities									
December 2013	41	8	3	4	28	77	n/a	n/a	161
December 2012	32	2	0	0	21	15	n/a	n/a	70
University Endowment Lands									
December 2013	1	0	0	0	0	1	n/a	n/a	2
December 2012	0	0	0	0	0	0	n/a	n/a	0
Vancouver City									
December 2013	133	11	8	2	36	69	n/a	n/a	259
December 2012	70	2	0	0	44	44	n/a	n/a	160
West Vancouver									
December 2013	7	0	0	0	0	6	n/a	n/a	13
December 2012	10	0	0	0	0	0	n/a	n/a	10
White Rock									
December 2013	6	1	0	0	1	20	n/a	n/a	28
December 2012	5	0	0	0	1	0	n/a	n/a	6
Indian Reserves									
December 2013	0	0	0	0	0	0	n/a	n/a	0
December 2012	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
December 2013	484	50	15	9	202	472	n/a	n/a	1,232
December 2012	362	20	3	5	205	570	n/a	n/a	1,165

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	-15.3	12.2	-84.2	-8.8	1.9	-4.5	30.4	30.6	-1.7
2012	4,078	328	114	34	2,445	9,616	404	2,008	19,027
% Change	-8.3	27.1	**	-5.6	-20.2	34.0	28.7	-21.3	6.5
2011	4,448	258	18	36	3,063	7,177	314	2,553	17,867
% Change	-8.8	-1.5	-86.9	-7.7	24.2	23.9	51.7	77.8	17.4
2010	4,876	262	137	39	2,467	5,793	207	1,436	15,217
% Change	51.7	48.9	**	129.4	38.0	146.0	**	93.0	82.5
2009	3,214	176	11	17	1,788	2,355	29	744	8,339
% Change	-18.5	-52.8	**	-41.4	-32.3	-79.5	52.6	-31.5	-57.4
2008	3,943	373	3	29	2,642	11,496	19	1,086	19,591
% Change	-8.4	0.3	-81.3	-61.8	-5.6	-7.1	-85.7	64.8	-5.5
2007	4,305	372	16	76	2,799	12,376	133	659	20,736
% Change	-23.5	5.1	**	-11.6	-11.3	39.9	**	9.5	10.9
2006	5,625	354	3	86	3,155	8,845	21	602	18,705
% Change	18.2	-11.1	200.0	-58.0	-12.1	-4.8	-68.2	-0.7	-1.1
2005	4,759	398	1	205	3,588	9,291	66	606	18,914
% Change	-12.6	-10.4	-75.0	-26.5	-6.2	8.8	-8.3	-26.1	-2.7
2004	5,443	444	4	279	3,826	8,542	72	820	19,430

Source: CMHC (Starts and Completions Survey)

Some data have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
December 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	% Change
Anmore	0	2	0	0	0	0	0	0	0	2	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	8	4	0	0	0	0	0	0	8	4	100.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	4	3	4	0	0	0	0	0	8	3	166.7
Burnaby - Central Park	0	2	2	0	69	0	0	284	71	286	-75.2
Burnaby - Remainder	13	17	6	12	0	0	75	0	94	29	**
Burnaby Total	25	26	12	12	69	0	75	284	181	322	-43.8
Coquitlam	13	25	4	0	31	9	118	8	166	42	**
Delta - Tsawwassen	3	10	0	0	0	0	0	0	3	10	-70.0
Delta - Ladner	3	3	0	10	0	0	1	4	4	17	-76.5
Delta - North	4	8	8	12	0	0	3	5	15	25	-40.0
Delta	10	21	8	22	0	0	4	9	22	52	-57.7
Langley City	5	0	0	0	0	0	0	0	5	0	n/a
Langley District	18	30	0	0	37	4	5	8	60	42	42.9
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	21	18	0	0	0	0	0	51	21	69	-69.6
New Westminster	2	4	2	0	15	14	0	0	19	18	5.6
North Vancouver City	4	3	0	0	0	0	0	3	4	6	-33.3
North Vancouver DM	10	7	0	0	0	0	1	5	11	12	-8.3
Pitt Meadows	1	2	0	0	0	0	126	0	127	2	**
Port Coquitlam	4	4	0	2	0	29	3	17	7	52	-86.5
Port Moody	1	0	0	0	0	0	0	0	1	0	n/a
Richmond	21	16	8	0	25	19	256	169	310	204	52.0
Surrey - South	19	29	0	0	12	12	6	8	37	49	-24.5
Surrey - Cloverdale	10	10	0	0	12	0	1	1	23	11	109.1
Surrey - North	28	28	0	0	22	57	68	4	118	89	32.6
Surrey - Guildford	1	1	0	0	0	0	0	1	1	2	-50.0
Surrey - Whalley	9	9	0	0	4	0	237	4	250	13	**
Surrey Total	67	77	0	0	50	69	312	18	429	164	161.6
University Endowment Lands	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	2	1	0	2	0	0	0	0	2	3	-33.3
Vancouver - False Creek	0	0	0	0	0	0	0	25	0	25	-100.0
Vancouver - Granville/Oak	2	1	4	0	0	0	0	0	6	1	**
Vancouver - Kerrisdale	4	5	0	0	0	0	0	0	4	5	-20.0
Vancouver - Marpole	6	2	2	2	0	0	215	0	223	4	**
Vancouver - Eastside	38	29	10	2	3	3	16	6	67	40	67.5
Vancouver - Mt. Pleasant	0	0	4	2	0	0	0	0	4	2	100.0
Vancouver - Strath/Grand	0	2	0	0	0	3	0	28	0	33	-100.0
Vancouver - Westside	27	27	2	2	0	0	28	3	57	32	78.1
Vancouver Total	79	67	22	10	3	6	259	62	363	145	150.3
West Vancouver	9	8	0	0	0	0	0	0	9	8	12.5
White Rock	6	6	0	0	0	0	5	40	11	46	-76.1
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	297	317	56	46	230	150	1,164	674	1,747	1,187	47.2

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Anmore	10	11	0	0	0	0	0	0	10	11	-9.1
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	6	13	0	0	0	0	1	2	7	15	-53.3
Burnaby - Mountain	0	6	0	0	0	0	262	104	262	110	138.2
Burnaby - North	77	94	0	8	0	0	607	18	684	120	**
Burnaby - Lougheed Mall	1	1	0	0	0	0	0	6	1	7	-85.7
Burnaby - South & East	30	38	16	12	0	0	71	15	117	65	80.0
Burnaby - Central Park	25	20	12	8	133	0	812	828	982	856	14.7
Burnaby - Remainder	135	145	34	58	8	45	75	122	252	370	-31.9
Burnaby Total	268	304	62	86	141	45	1,827	1,093	2,298	1,528	50.4
Coquitlam	301	350	68	36	161	231	860	1,185	1,390	1,802	-22.9
Delta - Tsawwassen	31	45	0	4	0	0	4	89	35	138	-74.6
Delta - Ladner	49	31	0	18	0	0	16	10	65	59	10.2
Delta - North	48	49	98	68	0	18	43	31	189	166	13.9
Delta	128	125	98	90	0	18	63	130	289	363	-20.4
Langley City	13	3	0	0	5	0	0	63	18	66	-72.7
Langley District	268	323	2	4	265	263	401	460	936	1,050	-10.9
Lion's Bay	1	1	0	0	0	0	0	0	1	1	0.0
Maple Ridge	193	193	6	0	104	23	97	308	400	524	-23.7
New Westminster	65	53	8	8	109	14	196	734	378	809	-53.3
North Vancouver City	42	58	12	18	0	11	467	393	521	480	8.5
North Vancouver DM	118	100	0	0	0	8	260	148	378	256	47.7
Pitt Meadows	4	15	0	2	24	12	126	68	154	97	58.8
Port Coquitlam	50	27	2	2	107	120	183	222	342	371	-7.8
Port Moody	8	6	0	0	0	13	0	291	8	310	-97.4
Richmond	274	385	32	24	246	164	875	1,135	1,427	1,708	-16.5
Surrey - South	201	377	4	26	348	288	209	176	762	867	-12.1
Surrey - Cloverdale	92	139	14	32	204	338	138	95	448	604	-25.8
Surrey - North	364	484	6	6	475	624	185	315	1,030	1,429	-27.9
Surrey - Guildford	17	17	0	0	54	85	161	11	232	113	105.3
Surrey - Whalley	95	122	0	2	8	30	496	108	599	262	128.6
Surrey Total	769	1,139	24	66	1,089	1,365	1,189	705	3,071	3,275	-6.2
University Endowment Lands	2	7	0	0	7	0	513	95	522	102	**
Vancouver - West End	0	0	4	0	0	0	309	428	313	428	-26.9
Vancouver - Downtown	0	0	0	0	0	0	852	814	852	814	4.7
Vancouver - Kitsilano	15	8	18	10	0	0	61	120	94	138	-31.9
Vancouver - False Creek	1	1	2	0	0	0	879	1,196	882	1,197	-26.3
Vancouver - Granville/Oak	14	13	8	8	0	4	14	23	36	48	-25.0
Vancouver - Kerrisdale	60	60	0	0	0	0	66	6	126	66	90.9
Vancouver - Marpole	64	61	10	4	0	0	406	206	480	271	77.1
Vancouver - Eastside	746	641	70	56	37	59	1,303	984	2,156	1,740	23.9
Vancouver - Mt. Pleasant	2	2	40	46	12	0	89	99	143	147	-2.7
Vancouver - Strath/Grand	6	11	16	6	3	29	331	46	356	92	**
Vancouver - Westside	376	417	4	2	33	0	220	138	633	557	13.6
Vancouver Total	1,284	1,214	172	132	85	92	4,530	4,060	6,071	5,498	10.4
West Vancouver	138	124	22	12	4	0	93	310	257	446	-42.4
White Rock	62	65	2	0	26	10	128	240	218	315	-30.8
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	4,004	4,516	510	480	2,373	2,389	11,809	11,642	18,696	19,027	-1.7

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	69	0	0	0	0	284	0	0
Burnaby - Remainder	0	0	0	0	75	0	0	0
Burnaby Total	69	0	0	0	75	284	0	0
Coquitlam	31	9	0	0	110	0	8	8
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	1	4
Delta - North	0	0	0	0	0	0	3	5
Delta	0	0	0	0	0	0	4	9
Langley City	0	0	0	0	0	0	0	0
Langley District	37	4	0	0	0	0	5	8
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	51	0	0
New Westminster	15	14	0	0	0	0	0	0
North Vancouver City	0	0	0	0	0	0	0	3
North Vancouver DM	0	0	0	0	0	0	1	5
Pitt Meadows	0	0	0	0	126	0	0	0
Port Coquitlam	0	29	0	0	0	14	3	3
Port Moody	0	0	0	0	0	0	0	0
Richmond	25	19	0	0	251	111	5	58
Surrey - South	12	12	0	0	0	0	6	8
Surrey - Cloverdale	12	0	0	0	0	0	1	1
Surrey - North	22	57	0	0	57	0	11	4
Surrey - Guildford	0	0	0	0	0	0	0	1
Surrey - Whalley	4	0	0	0	231	0	6	4
Surrey Total	50	69	0	0	288	0	24	18
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	25	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	215	0
Vancouver - Eastside	3	3	0	0	8	0	8	6
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	3	0	0	0	28	0	0
Vancouver - Westside	0	0	0	0	24	0	4	3
Vancouver Total	3	6	0	0	32	53	227	9
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	36	5	4
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	230	150	0	0	882	549	282	125

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	1	2
Burnaby - Mountain	0	0	0	0	262	104	0	0
Burnaby - North	0	0	0	0	607	18	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	6
Burnaby - South & East	0	0	0	0	71	15	0	0
Burnaby - Central Park	133	0	0	0	812	828	0	0
Burnaby - Remainder	8	45	0	0	75	122	0	0
Burnaby Total	141	45	0	0	1,827	1,087	0	6
Coquitlam	161	231	0	0	717	1,022	143	163
Delta - Tsawwassen	0	0	0	0	0	88	4	1
Delta - Ladner	0	0	0	0	13	4	3	6
Delta - North	0	18	0	0	0	0	43	31
Delta	0	18	0	0	13	92	50	38
Langley City	5	0	0	0	0	63	0	0
Langley District	265	263	0	0	231	332	170	128
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	104	23	0	0	97	308	0	0
New Westminster	109	14	0	0	196	709	0	25
North Vancouver City	0	11	0	0	431	348	36	45
North Vancouver DM	0	8	0	0	201	105	59	43
Pitt Meadows	24	12	0	0	126	68	0	0
Port Coquitlam	107	120	0	0	164	203	19	19
Port Moody	0	13	0	0	0	291	0	0
Richmond	246	164	0	0	810	980	65	155
Surrey - South	348	288	0	0	179	108	30	68
Surrey - Cloverdale	204	338	0	0	112	69	26	26
Surrey - North	475	624	0	0	57	179	128	136
Surrey - Guildford	54	85	0	0	155	0	6	11
Surrey - Whalley	8	30	0	0	459	70	37	38
Surrey Total	1,089	1,365	0	0	962	426	227	279
University Endowment Lands	7	0	0	0	232	95	281	0
Vancouver - West End	0	0	0	0	123	428	186	0
Vancouver - Downtown	0	0	0	0	660	673	192	141
Vancouver - Kitsilano	0	0	0	0	38	119	23	1
Vancouver - False Creek	0	0	0	0	789	1,196	90	0
Vancouver - Granville/Oak	0	4	0	0	11	20	3	3
Vancouver - Kerrisdale	0	0	0	0	62	0	4	6
Vancouver - Marpole	0	0	0	0	180	196	226	10
Vancouver - Eastside	29	59	8	0	950	498	353	486
Vancouver - Mt. Pleasant	12	0	0	0	88	0	1	99
Vancouver - Strath/Grand	3	29	0	0	32	46	299	0
Vancouver - Westside	33	0	0	0	67	82	153	56
Vancouver Total	77	92	8	0	3,000	3,258	1,530	802
West Vancouver	4	0	0	0	93	39	0	271
White Rock	26	10	0	0	87	208	41	32
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	2,365	2,389	8	0	9,187	9,634	2,622	2,008

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
December 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012
Anmore	0	2	0	0	0	0	0	2
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	1	0	0	0	0	0	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	8	4	0	0	0	0	8	4
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	8	3	0	0	0	0	8	3
Burnaby - Central Park	2	2	69	284	0	0	71	286
Burnaby - Remainder	19	29	75	0	0	0	94	29
Burnaby Total	37	38	144	284	0	0	181	322
Coquitlam	15	24	143	6	8	12	166	42
Delta - Tsawwassen	3	10	0	0	0	0	3	10
Delta - Ladner	3	5	0	8	1	4	4	17
Delta - North	4	20	8	0	3	5	15	25
Delta	10	35	8	8	4	9	22	52
Langley City	5	0	0	0	0	0	5	0
Langley District	20	23	33	9	7	10	60	42
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	21	18	0	51	0	0	21	69
New Westminster	4	4	15	14	0	0	19	18
North Vancouver City	4	3	0	0	0	3	4	6
North Vancouver DM	10	7	0	0	1	5	11	12
Pitt Meadows	1	2	126	0	0	0	127	2
Port Coquitlam	4	4	0	45	3	3	7	52
Port Moody	1	0	0	0	0	0	1	0
Richmond	28	26	276	120	6	58	310	204
Surrey - South	19	41	12	0	6	8	37	49
Surrey - Cloverdale	8	6	12	0	3	5	23	11
Surrey - North	26	27	79	57	13	5	118	89
Surrey - Guildford	1	1	0	0	0	1	1	2
Surrey - Whalley	9	9	235	0	6	4	250	13
Surrey Total	63	84	338	57	28	23	429	164
University Endowment Lands	1	0	0	0	0	0	1	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	2	3	0	0	0	0	2	3
Vancouver - False Creek	0	0	0	25	0	0	0	25
Vancouver - Granville/Oak	6	1	0	0	0	0	6	1
Vancouver - Kerrisdale	4	5	0	0	0	0	4	5
Vancouver - Marpole	8	3	0	0	215	1	223	4
Vancouver - Eastside	27	18	11	3	29	19	67	40
Vancouver - Mt. Pleasant	4	2	0	0	0	0	4	2
Vancouver - Strath/Grand	0	2	0	31	0	0	0	33
Vancouver - Westside	23	25	24	0	10	7	57	32
Vancouver Total	74	59	35	59	254	27	363	145
West Vancouver	9	8	0	0	0	0	9	8
White Rock	6	6	0	36	5	4	11	46
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	313	344	1,118	689	316	154	1,747	1,187

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - December 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Anmore	7	11	0	0	3	0	10	11
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	6	13	0	0	1	2	7	15
Burnaby - Mountain	0	6	262	104	0	0	262	110
Burnaby - North	77	100	607	20	0	0	684	120
Burnaby - Lougheed Mall	1	1	0	0	0	6	1	7
Burnaby - South & East	46	50	71	15	0	0	117	65
Burnaby - Central Park	37	28	945	828	0	0	982	856
Burnaby - Remainder	169	203	83	167	0	0	252	370
Burnaby Total	330	388	1,968	1,134	0	6	2,298	1,528
Coquitlam	331	362	902	1,265	157	175	1,390	1,802
Delta - Tsawwassen	31	47	0	90	4	1	35	138
Delta - Ladner	43	35	13	15	9	9	65	59
Delta - North	101	101	45	34	43	31	189	166
Delta	175	183	58	139	56	41	289	363
Langley City	13	3	5	63	0	0	18	66
Langley District	233	281	515	623	188	146	936	1,050
Lion's Bay	1	1	0	0	0	0	1	1
Maple Ridge	192	189	205	331	3	4	400	524
New Westminster	71	61	307	723	0	25	378	809
North Vancouver City	46	67	431	359	44	54	521	480
North Vancouver DM	118	108	201	105	59	43	378	256
Pitt Meadows	4	16	150	80	0	1	154	97
Port Coquitlam	52	27	271	325	19	19	342	371
Port Moody	8	6	0	304	0	0	8	310
Richmond	274	423	1,077	1,122	76	163	1,427	1,708
Surrey - South	197	387	531	408	34	72	762	867
Surrey - Cloverdale	75	105	330	439	43	60	448	604
Surrey - North	339	468	536	801	155	160	1,030	1,429
Surrey - Guildford	17	17	209	85	6	11	232	113
Surrey - Whalley	95	133	467	90	37	39	599	262
Surrey Total	723	1,110	2,073	1,823	275	342	3,071	3,275
University Endowment Lands	2	7	239	95	281	0	522	102
Vancouver - West End	4	0	123	428	186	0	313	428
Vancouver - Downtown	0	0	660	673	192	141	852	814
Vancouver - Kitsilano	33	24	38	113	23	1	94	138
Vancouver - False Creek	3	13	789	1,184	90	0	882	1,197
Vancouver - Granville/Oak	20	18	11	24	5	6	36	48
Vancouver - Kerrisdale	52	54	62	0	12	12	126	66
Vancouver - Marpole	63	56	180	196	237	19	480	271
Vancouver - Eastside	516	511	977	559	663	670	2,156	1,740
Vancouver - Mt. Pleasant	42	48	100	0	1	99	143	147
Vancouver - Strath/Grand	21	13	35	75	300	4	356	92
Vancouver - Westside	298	338	100	83	235	136	633	557
Vancouver Total	1,052	1,075	3,075	3,335	1,944	1,088	6,071	5,498
West Vancouver	139	124	117	51	1	271	257	446
White Rock	63	65	113	218	42	32	218	315
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	3,840	4,520	11,707	12,095	3,149	2,412	18,696	19,027

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
December 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	6	0	0	0	0	0	2	2	8	-75.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	22	6	0	0	0	0	0	0	22	6	**
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - South & East	20	1	6	0	0	0	0	0	26	1	**
Burnaby - Central Park	1	3	0	0	0	0	0	0	1	3	-66.7
Burnaby - Remainder	34	9	8	8	0	0	0	153	42	170	-75.3
Burnaby Total	77	20	14	8	0	0	0	153	91	181	-49.7
Coquitlam	56	38	14	4	10	39	34	14	114	95	20.0
Delta - Tsawwassen	2	9	0	2	0	0	0	0	2	11	-81.8
Delta - Ladner	14	8	0	0	0	0	5	3	19	11	72.7
Delta - North	6	9	4	2	0	0	6	79	16	90	-82.2
Delta	22	26	4	4	0	0	11	82	37	112	-67.0
Langley City	1	0	0	0	0	0	0	51	1	51	-98.0
Langley District	20	28	2	0	19	30	5	77	46	135	-65.9
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	18	14	0	0	0	9	75	0	93	23	**
New Westminster	6	4	0	0	0	0	188	54	194	58	**
North Vancouver City	2	5	0	4	0	0	18	3	20	12	66.7
North Vancouver DM	14	8	0	0	0	0	8	4	22	12	83.3
Pitt Meadows	0	1	0	0	0	0	0	71	0	72	-100.0
Port Coquitlam	1	0	0	0	0	15	1	0	2	15	-86.7
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	23	44	6	8	42	67	38	107	109	226	-51.8
Surrey - South	27	48	2	6	17	28	6	7	52	89	-41.6
Surrey - Cloverdale	9	13	0	8	43	34	156	1	208	56	**
Surrey - North	39	40	0	0	21	25	13	9	73	74	-1.4
Surrey - Guildford	3	1	0	0	0	13	2	1	5	15	-66.7
Surrey - Whalley	7	17	0	0	0	0	1	8	8	25	-68.0
Surrey Total	85	119	2	14	81	100	178	26	346	259	33.6
University Endowment Lands	1	0	0	0	0	0	174	0	175	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	1	0	0	0	0	0	0	62	1	62	-98.4
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	1	1	0	0	0	0	0	1	1	2	-50.0
Vancouver - Kerrisdale	3	7	0	0	0	0	1	1	4	8	-50.0
Vancouver - Marpole	2	1	0	0	0	0	1	0	3	1	200.0
Vancouver - Eastside	80	83	6	4	24	0	73	83	183	170	7.6
Vancouver - Mt. Pleasant	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Strath/Grand	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - Westside	63	46	0	0	0	44	8	9	71	99	-28.3
Vancouver Total	150	139	6	6	24	44	83	156	263	345	-23.8
West Vancouver	7	11	0	0	0	0	6	0	13	11	18.2
White Rock	4	6	0	0	5	0	62	2	71	8	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	489	469	48	48	181	304	881	802	1,599	1,623	-1.5

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Anmore	15	15	0	0	0	0	0	0	15	15	0.0
Belcarra	1	4	0	0	0	0	0	0	1	4	-75.0
Bowen Island	13	22	0	0	0	0	0	2	13	24	-45.8
Burnaby - Mountain	5	1	0	0	0	0	179	80	184	81	127.2
Burnaby - North	82	85	2	6	4	7	203	60	291	158	84.2
Burnaby - Lougheed Mall	1	3	0	0	0	0	6	0	7	3	133.3
Burnaby - South & East	47	33	16	16	0	12	87	37	150	98	53.1
Burnaby - Central Park	16	27	2	4	0	0	245	139	263	170	54.7
Burnaby - Remainder	141	127	48	42	46	147	210	814	445	1,130	-60.6
Burnaby Total	292	276	68	68	50	166	930	1,130	1,340	1,640	-18.3
Coquitlam	361	457	56	18	241	315	1,174	866	1,832	1,656	10.6
Delta - Tsawwassen	40	21	2	4	0	0	1	0	43	25	72.0
Delta - Ladner	51	35	8	2	0	0	43	7	102	44	131.8
Delta - North	46	45	66	54	0	68	37	93	149	260	-42.7
Delta	137	101	76	60	0	68	81	100	294	329	-10.6
Langley City	3	4	0	0	0	0	63	152	66	156	-57.7
Langley District	310	368	4	2	201	348	443	465	958	1,183	-19.0
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	208	206	2	12	30	159	292	46	532	423	25.8
New Westminster	38	61	6	2	43	71	359	263	446	397	12.3
North Vancouver City	48	62	16	30	23	11	393	403	480	506	-5.1
North Vancouver DM	90	87	0	2	37	38	185	268	312	395	-21.0
Pitt Meadows	18	5	2	0	28	0	68	71	116	76	52.6
Port Coquitlam	28	26	2	0	94	47	148	354	272	427	-36.3
Port Moody	6	10	0	0	23	0	291	0	320	10	**
Richmond	354	585	26	68	144	205	1,523	890	2,047	1,748	17.1
Surrey - South	302	345	34	46	276	271	192	144	804	806	-0.2
Surrey - Cloverdale	131	139	4	46	271	297	213	159	619	641	-3.4
Surrey - North	404	640	8	0	509	438	526	204	1,447	1,282	12.9
Surrey - Guildford	15	14	0	0	48	90	8	6	71	110	-35.5
Surrey - Whalley	121	111	2	2	30	40	468	197	621	350	77.4
Surrey Total	973	1,249	48	94	1,134	1,136	1,407	710	3,562	3,189	11.7
University Endowment Lands	5	1	0	0	16	0	466	189	487	190	156.3
Vancouver - West End	0	0	0	0	0	0	134	81	134	81	65.4
Vancouver - Downtown	0	1	0	0	0	0	266	949	266	950	-72.0
Vancouver - Kitsilano	6	9	12	10	0	29	24	94	42	142	-70.4
Vancouver - False Creek	0	1	0	2	0	30	850	638	850	671	26.7
Vancouver - Granville/Oak	15	9	4	2	9	6	41	186	69	203	-66.0
Vancouver - Kerrisdale	75	35	0	0	0	4	13	5	88	44	100.0
Vancouver - Marpole	67	45	8	4	0	0	14	9	89	58	53.4
Vancouver - Eastside	801	690	68	54	92	92	1,232	578	2,193	1,414	55.1
Vancouver - Mt. Pleasant	0	2	32	18	0	8	129	263	161	291	-44.7
Vancouver - Strath/Grand	6	13	2	10	31	8	24	19	63	50	26.0
Vancouver - Westside	548	249	0	4	0	138	95	74	643	465	38.3
Vancouver Total	1,518	1,054	126	104	132	315	2,822	2,896	4,598	4,369	5.2
West Vancouver	121	119	6	8	0	8	147	0	274	135	103.0
White Rock	59	49	2	0	15	10	248	25	324	84	**
Indian Reserves	0	1	0	0	0	0	103	0	103	1	**
Vancouver CMA	4,598	4,763	440	468	2,211	2,897	11,143	8,830	18,392	16,958	8.5

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	2
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	153	0	0
Burnaby Total	0	0	0	0	0	153	0	0
Coquitlam	10	39	0	0	0	0	34	14
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	5	3
Delta - North	0	0	0	0	0	73	6	6
Delta	0	0	0	0	0	73	11	9
Langley City	0	0	0	0	0	51	0	0
Langley District	19	30	0	0	0	75	5	2
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	9	0	0	75	0	0	0
New Westminster	0	0	0	0	188	54	0	0
North Vancouver City	0	0	0	0	0	0	18	3
North Vancouver DM	0	0	0	0	0	0	8	4
Pitt Meadows	0	0	0	0	0	0	0	71
Port Coquitlam	0	15	0	0	0	0	1	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	42	67	0	0	33	91	5	16
Surrey - South	17	28	0	0	0	0	6	7
Surrey - Cloverdale	43	34	0	0	152	0	4	1
Surrey - North	21	25	0	0	0	0	13	9
Surrey - Guildford	0	13	0	0	0	0	2	1
Surrey - Whalley	0	0	0	0	0	0	1	8
Surrey Total	81	100	0	0	152	0	26	26
University Endowment Lands	0	0	0	0	0	0	174	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	62
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	1
Vancouver - Kerrisdale	0	0	0	0	0	0	1	1
Vancouver - Marpole	0	0	0	0	0	0	1	0
Vancouver - Eastside	24	0	0	0	48	42	25	41
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	44	0	0	0	0	8	9
Vancouver Total	24	44	0	0	48	42	35	114
West Vancouver	0	0	0	0	6	0	0	0
White Rock	5	0	0	0	59	0	3	2
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	181	304	0	0	561	539	320	263

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	2
Burnaby - Mountain	0	0	0	0	179	80	0	0
Burnaby - North	4	7	0	0	203	60	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	6	0
Burnaby - South & East	0	12	0	0	87	37	0	0
Burnaby - Central Park	0	0	0	0	245	139	0	0
Burnaby - Remainder	46	147	0	0	210	750	0	64
Burnaby Total	50	166	0	0	924	1,066	6	64
Coquitlam	241	315	0	0	1,002	669	172	197
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	0	0	0	32	0	11	7
Delta - North	0	68	0	0	0	73	37	20
Delta	0	68	0	0	32	73	49	27
Langley City	0	0	0	0	63	152	0	0
Langley District	201	348	0	0	332	316	111	149
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	30	159	0	0	292	0	0	46
New Westminster	43	71	0	0	334	239	25	24
North Vancouver City	23	11	0	0	305	288	88	115
North Vancouver DM	37	38	0	0	140	80	45	188
Pitt Meadows	28	0	0	0	68	0	0	71
Port Coquitlam	94	47	0	0	129	337	19	17
Port Moody	23	0	0	0	291	0	0	0
Richmond	126	205	18	0	1,247	494	276	396
Surrey - South	276	271	0	0	135	102	57	42
Surrey - Cloverdale	271	297	0	0	181	146	32	13
Surrey - North	509	438	0	0	275	0	251	204
Surrey - Guildford	48	90	0	0	0	0	8	6
Surrey - Whalley	30	40	0	0	432	164	36	33
Surrey Total	1,134	1,136	0	0	1,023	412	384	298
University Endowment Lands	16	0	0	0	185	82	281	107
Vancouver - West End	0	0	0	0	134	81	0	0
Vancouver - Downtown	0	0	0	0	156	801	110	148
Vancouver - Kitsilano	0	29	0	0	24	0	0	94
Vancouver - False Creek	0	30	0	0	703	509	147	129
Vancouver - Granville/Oak	9	6	0	0	11	183	30	3
Vancouver - Kerrisdale	0	4	0	0	0	0	13	5
Vancouver - Marpole	0	0	0	0	0	0	14	9
Vancouver - Eastside	92	92	0	0	725	319	507	259
Vancouver - Mt. Pleasant	0	8	0	0	129	263	0	0
Vancouver - Strath/Grand	31	8	0	0	12	18	12	1
Vancouver - Westside	0	138	0	0	0	32	95	42
Vancouver Total	132	315	0	0	1,894	2,206	928	690
West Vancouver	0	8	0	0	18	0	129	0
White Rock	15	10	0	0	217	0	31	25
Indian Reserves	0	0	0	0	103	0	0	0
Vancouver CMA	2,193	2,897	18	0	8,599	6,414	2,544	2,416

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
December 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	2	6	0	0	0	2	2	8
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	22	6	0	0	0	0	22	6
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	1
Burnaby - South & East	26	1	0	0	0	0	26	1
Burnaby - Central Park	1	3	0	0	0	0	1	3
Burnaby - Remainder	42	17	0	153	0	0	42	170
Burnaby Total	91	28	0	153	0	0	91	181
Coquitlam	59	45	21	32	34	18	114	95
Delta - Tsawwassen	2	11	0	0	0	0	2	11
Delta - Ladner	14	8	0	0	5	3	19	11
Delta - North	10	11	0	73	6	6	16	90
Delta	26	30	0	73	11	9	37	112
Langley City	1	0	0	51	0	0	1	51
Langley District	18	21	22	110	6	4	46	135
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	17	14	75	9	1	0	93	23
New Westminster	6	4	188	54	0	0	194	58
North Vancouver City	2	8	0	0	18	4	20	12
North Vancouver DM	14	8	0	0	8	4	22	12
Pitt Meadows	0	1	0	0	0	71	0	72
Port Coquitlam	1	0	0	15	1	0	2	15
Port Moody	0	0	0	0	0	0	0	0
Richmond	22	73	82	136	5	17	109	226
Surrey - South	26	48	19	34	7	7	52	89
Surrey - Cloverdale	7	8	195	42	6	6	208	56
Surrey - North	35	39	21	25	17	10	73	74
Surrey - Guildford	3	1	0	13	2	1	5	15
Surrey - Whalley	7	17	0	0	1	8	8	25
Surrey Total	78	113	235	114	33	32	346	259
University Endowment Lands	1	0	0	0	174	0	175	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	1	0	0	0	0	62	1	62
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	1	1	0	0	0	1	1	2
Vancouver - Kerrisdale	3	6	0	0	1	2	4	8
Vancouver - Marpole	2	1	0	0	1	0	3	1
Vancouver - Eastside	55	77	75	42	53	51	183	170
Vancouver - Mt. Pleasant	0	2	0	0	0	0	0	2
Vancouver - Strath/Grand	0	0	0	0	0	1	0	1
Vancouver - Westside	47	35	0	45	24	19	71	99
Vancouver Total	109	122	75	87	79	136	263	345
West Vancouver	7	11	6	0	0	0	13	11
White Rock	4	6	64	0	3	2	71	8
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	458	490	768	834	373	299	1,599	1,623

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
December 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
December 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	1	12.5	0	0.0	0	0.0	3	37.5	4	50.0	8	--	--
Year-to-date 2012	1	6.7	0	0.0	0	0.0	9	60.0	5	33.3	15	1,470,000	1,394,321
Belcarra													
December 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Bowen Island													
December 2013	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
December 2012	1	25.0	0	0.0	0	0.0	2	50.0	1	25.0	4	--	--
Year-to-date 2013	3	23.1	3	23.1	3	23.1	3	23.1	1	7.7	13	800,000	945,615
Year-to-date 2012	8	38.1	1	4.8	2	9.5	6	28.6	4	19.0	21	992,950	963,069
Burnaby													
December 2013	0	0.0	0	0.0	17	19.3	46	52.3	25	28.4	88	1,255,500	1,355,350
December 2012	0	0.0	0	0.0	10	18.5	41	75.9	3	5.6	54	1,098,500	1,165,739
Year-to-date 2013	1	0.3	6	2.1	61	21.0	161	55.5	61	21.0	290	1,192,000	1,261,838
Year-to-date 2012	1	0.4	2	0.8	85	33.5	155	61.0	11	4.3	254	1,028,000	1,094,116
Coquitlam													
December 2013	1	2.3	9	20.5	24	54.5	6	13.6	4	9.1	44	850,000	915,773
December 2012	0	0.0	6	35.3	10	58.8	1	5.9	0	0.0	17	853,900	836,591
Year-to-date 2013	5	1.6	71	22.8	163	52.4	62	19.9	10	3.2	311	840,000	897,028
Year-to-date 2012	1	0.4	72	25.3	186	65.3	24	8.4	2	0.7	285	809,900	839,513
Delta													
December 2013	0	0.0	8	28.6	14	50.0	5	17.9	1	3.6	28	788,375	891,489
December 2012	0	0.0	0	0.0	6	66.7	3	33.3	0	0.0	9	--	--
Year-to-date 2013	1	0.8	15	11.6	60	46.5	47	36.4	6	4.7	129	934,485	998,479
Year-to-date 2012	1	1.6	9	14.3	33	52.4	13	20.6	7	11.1	63	920,000	1,017,110
Langley City													
December 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2012	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	4	--	--
Langley District													
December 2013	6	28.6	6	28.6	7	33.3	1	4.8	1	4.8	21	660,000	783,512
December 2012	9	37.5	3	12.5	3	12.5	6	25.0	3	12.5	24	745,000	945,414
Year-to-date 2013	93	33.9	72	26.3	45	16.4	25	9.1	39	14.2	274	689,900	900,118
Year-to-date 2012	53	28.5	55	29.6	29	15.6	29	15.6	20	10.8	186	692,500	891,835

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4: Absorbed Single-Detached Units by Price Range
December 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
December 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Maple Ridge													
December 2013	8	57.1	3	21.4	2	14.3	1	7.1	0	0.0	14	582,900	662,460
December 2012	7	63.6	4	36.4	0	0.0	0	0.0	0	0.0	11	589,900	579,032
Year-to-date 2013	141	72.3	39	20.0	11	5.6	4	2.1	0	0.0	195	565,900	581,319
Year-to-date 2012	123	70.7	42	24.1	8	4.6	1	0.6	0	0.0	174	569,900	579,129
New Westminster													
December 2013	0	0.0	2	22.2	6	66.7	1	11.1	0	0.0	9	--	--
December 2012	0	0.0	1	12.5	4	50.0	3	37.5	0	0.0	8	--	--
Year-to-date 2013	4	7.3	18	32.7	26	47.3	7	12.7	0	0.0	55	800,000	822,065
Year-to-date 2012	5	9.8	9	17.6	24	47.1	13	25.5	0	0.0	51	839,900	841,180
North Vancouver City													
December 2013	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
December 2012	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2013	0	0.0	0	0.0	2	6.5	20	64.5	9	29.0	31	1,450,000	1,467,426
Year-to-date 2012	0	0.0	0	0.0	0	0.0	7	58.3	5	41.7	12	1,454,950	1,615,292
North Vancouver DM													
December 2013	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	--	--
December 2012	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	23	27.7	60	72.3	83	1,690,000	1,819,805
Year-to-date 2012	0	0.0	0	0.0	0	0.0	15	31.3	33	68.8	48	1,838,950	1,872,035
Pitt Meadows													
December 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	10	66.7	3	20.0	2	13.3	0	0.0	0	0.0	15	598,000	626,573
Year-to-date 2012	5	50.0	5	50.0	0	0.0	0	0.0	0	0.0	10	617,692	594,008
Port Coquitlam													
December 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
December 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	1	4.8	10	47.6	6	28.6	4	19.0	0	0.0	21	718,000	825,160
Year-to-date 2012	0	0.0	3	33.3	3	33.3	3	33.3	0	0.0	9	--	--
Port Moody													
December 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	4	66.7	2	33.3	0	0.0	6	--	--
Year-to-date 2012	0	0.0	1	12.5	6	75.0	1	12.5	0	0.0	8	--	--
Richmond													
December 2013	0	0.0	0	0.0	3	11.5	7	26.9	16	61.5	26	1,567,000	1,745,231
December 2012	0	0.0	0	0.0	1	5.0	6	30.0	13	65.0	20	1,708,500	1,757,150
Year-to-date 2013	0	0.0	0	0.0	18	6.3	118	41.5	148	52.1	284	1,525,500	1,648,726
Year-to-date 2012	1	0.3	1	0.3	21	7.0	106	35.6	169	56.7	298	1,615,000	1,631,164

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4: Absorbed Single-Detached Units by Price Range
December 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
December 2013	7	7.1	56	56.6	23	23.2	8	8.1	5	5.1	99	709,000	810,806
December 2012	19	28.4	21	31.3	19	28.4	8	11.9	0	0.0	67	707,500	745,126
Year-to-date 2013	103	11.2	374	40.7	312	33.9	79	8.6	52	5.7	920	748,950	861,183
Year-to-date 2012	241	26.7	334	37.0	237	26.3	57	6.3	33	3.7	902	699,900	775,047
University Endowment Lands													
December 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
December 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Vancouver City													
December 2013	0	0.0	3	2.2	4	3.0	29	21.5	99	73.3	135	2,125,000	2,425,301
December 2012	0	0.0	0	0.0	5	10.6	13	27.7	29	61.7	47	2,156,000	2,274,522
Year-to-date 2013	0	0.0	8	0.8	33	3.3	291	29.1	668	66.8	1,000	2,005,000	2,308,172
Year-to-date 2012	0	0.0	3	0.7	74	16.7	160	36.0	207	46.6	444	1,407,000	2,034,600
West Vancouver													
December 2013	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
December 2012	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	3,162,000	3,223,070
Year-to-date 2013	1	0.9	0	0.0	0	0.0	3	2.7	109	96.5	113	3,643,000	3,870,028
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	104	100.0	104	3,252,000	3,531,330
White Rock													
December 2013	0	0.0	1	16.7	0	0.0	2	33.3	3	50.0	6	--	--
December 2012	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2013	0	0.0	3	5.4	2	3.6	22	39.3	29	51.8	56	1,547,500	1,676,658
Year-to-date 2012	0	0.0	1	4.5	1	4.5	3	13.6	17	77.3	22	1,697,500	1,744,455
Indian Reserves													
December 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
December 2013	22	4.5	88	17.8	101	20.5	111	22.5	171	34.7	493	1,148,000	1,503,561
December 2012	36	12.8	36	12.8	59	20.9	85	30.1	66	23.4	282	1,029,500	1,307,399
Year-to-date 2013	364	9.6	622	16.3	748	19.6	875	23.0	1,202	31.5	3,811	1,099,000	1,456,875
Year-to-date 2012	441	15.1	540	18.5	710	24.3	605	20.7	621	21.3	2,917	899,000	1,224,974

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4.1: Average Price ($) of Absorbed Single-detached Units
December 2013

Submarket	Dec 2013	Dec 2012	% Change	YTD 2013	YTD 2012	% Change
Anmore	--	--	n/a	--	1,394,321	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	945,615	963,069	-1.8
Burnaby Total	1,355,350	1,165,739	16.3	1,261,838	1,094,116	15.3
Coquitlam	915,773	836,591	9.5	897,028	839,513	6.9
Delta	891,489	--	n/a	998,479	1,017,110	-1.8
Langley City	--	--	n/a	--	--	n/a
Langley District	783,512	945,414	-17.1	900,118	891,835	0.9
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	662,460	579,032	14.4	581,319	579,129	0.4
New Westminster	--	--	n/a	822,065	841,180	-2.3
North Vancouver City	--	--	n/a	1,467,426	1,615,292	-9.2
North Vancouver DM	--	--	n/a	1,819,805	1,872,035	-2.8
Pitt Meadows	--	--	n/a	626,573	594,008	5.5
Port Coquitlam	--	--	n/a	825,160	--	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,745,231	1,757,150	-0.7	1,648,726	1,631,164	1.1
Surrey Total	810,806	745,126	8.8	861,183	775,047	11.1
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,425,301	2,274,522	6.6	2,308,172	2,034,600	13.4
West Vancouver	--	3,223,070	n/a	3,870,028	3,531,330	9.6
White Rock	--	--	n/a	1,676,658	1,744,455	-3.9
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,503,561	1,307,399	15.0	1,456,875	1,224,974	18.9

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 5: MLS® Residential Activity for Greater Vancouver December 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	1,607	-13.4	2,489	5,906	5,625	44.2	752,380	-1.3	745,319
	February	2,572	-18.1	2,540	5,698	5,082	50.0	806,094	1.8	780,456
	March	2,919	-29.4	2,369	5,996	4,899	48.4	761,742	-3.1	745,227
	April	2,837	-13.2	2,365	6,200	5,166	45.8	735,315	-9.8	722,979
	May	2,897	-15.6	2,203	7,138	5,242	42.0	732,736	-11.9	710,956
	June	2,398	-27.7	2,110	5,747	5,137	41.1	701,141	-13.3	701,421
	July	2,135	-18.3	2,000	4,944	5,003	40.0	667,462	-12.4	685,592
	August	1,670	-31.0	1,751	4,203	4,791	36.5	725,086	-6.9	723,733
	September	1,536	-33.2	1,912	5,447	5,414	35.3	722,681	-3.8	732,354
	October	1,970	-16.5	1,999	4,451	4,863	41.1	736,732	-4.0	732,335
	November	1,733	-27.6	1,872	2,843	4,523	41.4	682,215	-6.3	708,575
	December	1,171	-31.1	1,834	1,442	4,270	43.0	683,875	-0.8	718,511
2013	January	1,374	-14.5	1,959	5,258	4,587	42.7	748,651	-0.5	739,077
	February	1,822	-29.2	1,835	5,010	4,540	40.4	760,976	-5.6	733,735
	March	2,373	-18.7	2,034	5,024	4,497	45.2	759,340	-0.3	739,391
	April	2,666	-6.0	2,037	6,049	4,375	46.6	739,587	0.6	728,554
	May	2,937	1.4	2,208	5,841	4,249	52.0	772,569	5.4	749,540
	June	2,668	11.3	2,371	5,038	4,508	52.6	762,861	8.8	762,679
	July	2,986	39.9	2,627	5,021	4,636	56.7	757,338	13.5	778,220
	August	2,557	53.1	2,700	4,315	4,766	56.7	784,567	8.2	782,064
	September	2,524	64.3	2,897	5,143	4,717	61.4	786,522	8.8	794,538
	October	2,698	37.0	2,628	4,487	4,863	54.0	775,542	5.3	770,041
	November	2,390	37.9	2,767	3,347	5,315	52.1	774,932	13.6	804,987
	December	1,990	69.9	2,921	1,943	5,421	53.9	785,574	14.9	825,635
	Q4 2012	4,874	0.0		8,736			704,649	0.0	
	Q4 2013	7,078	45.2		9,777			778,157	10.4	
	YTD 2012	25,445	-22.7		60,015			730,063	-6.4	
	YTD 2013	28,985	13.9		56,476			767,765	5.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
December 2013

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	98.4	117.9	1,262	6.9	66.5	870
	February	595	3.20	5.24	98.2	118.4	1,264	6.7	66.3	873
	March	595	3.20	5.24	98.1	119.1	1,266	6.6	66.3	873
	April	607	3.20	5.44	98.1	119.4	1,274	6.3	66.3	866
	May	601	3.20	5.34	98.2	119.8	1,279	6.5	66.6	856
	June	595	3.20	5.24	98.2	119.5	1,282	6.5	66.7	853
	July	595	3.10	5.24	98.3	119.2	1,280	6.9	66.8	854
	August	595	3.10	5.24	98.3	119.4	1,278	6.9	66.5	857
	September	595	3.10	5.24	98.2	119.3	1,277	7.1	66.5	858
	October	595	3.10	5.24	98.3	119.3	1,276	7.1	66.4	862
	November	595	3.10	5.24	97.9	118.9	1,273	7.0	66.1	868
	December	595	3.00	5.24	97.6	118.3	1,271	6.7	65.7	874
2013	January	595	3.00	5.24	97.5	118.5	1,269	6.5	65.3	881
	February	595	3.00	5.24	97.6	119.8	1,271	6.4	65.3	892
	March	590	3.00	5.14	97.4	120.0	1,274	6.8	65.6	892
	April	590	3.00	5.14	97.5	118.5	1,278	6.8	65.8	893
	May	590	3.00	5.14	97.3	119.3	1,278	6.8	65.7	895
	June	590	3.14	5.14	97.1	119.0	1,275	6.5	65.2	898
	July	590	3.14	5.14	97.3	119.3	1,271	6.6	64.9	902
	August	601	3.14	5.34	97.0	119.5	1,269	6.8	64.9	906
	September	601	3.14	5.34	97.0	119.6	1,267	6.9	64.7	911
	October	601	3.14	5.34	96.8	119.3	1,266	6.7	64.4	908
	November	601	3.14	5.34	96.6	119.0	1,268	6.6	64.3	905
	December	601	3.14	5.34		118.5	1,278	6.4	64.6	899

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1: Housing Starts (SAAR and Trend) December 2013		
Abbotsford-Mission CMA[1]	November 2013	December 2013
Trend[2]	740	694
SAAR	542	1,308
	December 2012	December 2013
Actual		
December - Single-Detached	9	14
December - Multiples	1	92
December - Total	10	106
January to December - Single-Detached	224	201
January to December - Multiples	147	548
January to December - Total	371	749

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
December 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2013	12	0	0	0	0	90	2	2	106
December 2012	9	0	0	0	0	0	0	1	10
% Change	33.3	n/a	n/a	n/a	n/a	n/a	n/a	100.0	**
Year-to-date 2013	186	0	0	0	91	192	15	265	749
Year-to-date 2012	217	2	0	0	88	31	7	26	371
% Change	-14.3	-100.0	n/a	n/a	3.4	**	114.3	**	101.9
UNDER CONSTRUCTION									
December 2013	136	0	0	0	67	192	13	253	661
December 2012	132	0	0	0	83	0	3	50	268
% Change	3.0	n/a	n/a	n/a	-19.3	n/a	**	**	146.6
COMPLETIONS									
December 2013	18	0	0	0	0	0	1	3	22
December 2012	19	0	0	0	0	0	0	2	21
% Change	-5.3	n/a	n/a	n/a	n/a	n/a	n/a	50.0	4.8
Year-to-date 2013	182	0	0	0	107	0	5	61	355
Year-to-date 2012	247	4	0	1	129	87	12	40	520
% Change	-26.3	-100.0	n/a	-100.0	-17.1	-100.0	-58.3	52.5	-31.7
COMPLETED & NOT ABSORBED									
December 2013	67	1	0	0	86	10	n/a	n/a	164
December 2012	119	4	0	0	43	29	n/a	n/a	195
% Change	-43.7	-75.0	n/a	n/a	100.0	-65.5	n/a	n/a	-15.9
ABSORBED									
December 2013	14	0	0	0	18	0	n/a	n/a	32
December 2012	24	0	0	0	2	0	n/a	n/a	26
% Change	-41.7	n/a	n/a	n/a	**	n/a	n/a	n/a	23.1
Year-to-date 2013	231	3	6	0	64	19	n/a	n/a	323
Year-to-date 2012	238	0	0	1	94	60	n/a	n/a	393
% Change	-2.9	n/a	n/a	-100.0	-31.9	-68.3	n/a	n/a	-17.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
December 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
December 2013	7	0	0	0	0	90	2	2	101
December 2012	4	0	0	0	0	0	0	1	5
Mission DM									
December 2013	5	0	0	0	0	0	0	0	5
December 2012	5	0	0	0	0	0	0	0	5
Indian Reserves									
December 2013	0	0	0	0	0	0	0	0	0
December 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
December 2013	12	0	0	0	0	90	2	2	106
December 2012	9	0	0	0	0	0	0	1	10
UNDER CONSTRUCTION									
Abbotsford City									
December 2013	82	0	0	0	67	150	9	253	561
December 2012	93	0	0	0	83	0	0	50	226
Mission DM									
December 2013	54	0	0	0	0	42	4	0	100
December 2012	39	0	0	0	0	0	3	0	42
Indian Reserves									
December 2013	0	0	0	0	0	0	0	0	0
December 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
December 2013	136	0	0	0	67	192	13	253	661
December 2012	132	0	0	0	83	0	3	50	268
COMPLETIONS									
Abbotsford City									
December 2013	12	0	0	0	0	0	0	3	15
December 2012	16	0	0	0	0	0	0	2	18
Mission DM									
December 2013	6	0	0	0	0	0	1	0	7
December 2012	3	0	0	0	0	0	0	0	3
Indian Reserves									
December 2013	0	0	0	0	0	0	0	0	0
December 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
December 2013	18	0	0	0	0	0	1	3	22
December 2012	19	0	0	0	0	0	0	2	21

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
December 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
December 2013	41	0	0	0	86	10	n/a	n/a	137
December 2012	87	0	0	0	43	29	n/a	n/a	159
Mission DM									
December 2013	26	1	0	0	0	0	n/a	n/a	27
December 2012	32	4	0	0	0	0	n/a	n/a	36
Indian Reserves									
December 2013	0	0	0	0	0	0	n/a	n/a	0
December 2012	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
December 2013	67	1	0	0	86	10	n/a	n/a	164
December 2012	119	4	0	0	43	29	n/a	n/a	195
ABSORBED									
Abbotsford City									
December 2013	10	0	0	0	18	0	n/a	n/a	28
December 2012	20	0	0	0	2	0	n/a	n/a	22
Mission DM									
December 2013	4	0	0	0	0	0	n/a	n/a	4
December 2012	4	0	0	0	0	0	n/a	n/a	4
Indian Reserves									
December 2013	0	0	0	0	0	0	n/a	n/a	0
December 2012	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
December 2013	14	0	0	0	18	0	n/a	n/a	32
December 2012	24	0	0	0	2	0	n/a	n/a	26

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	186	0	0	0	91	192	15	265	749
% Change	-14.3	-100.0	n/a	n/a	3.4	**	114.3	**	101.9
2012	217	2	0	0	88	31	7	26	371
% Change	-19.0	0.0	n/a	-100.0	-34.8	-64.4	-30.0	-23.5	-30.9
2011	268	2	0	1	135	87	10	34	537
% Change	-31.1	0.0	n/a	-66.7	80.0	n/a	100.0	-19.0	4.1
2010	389	2	0	3	75	0	5	42	516
% Change	59.4	n/a	n/a	0.0	**	-100.0	**	10.5	41.4
2009	244	0	0	3	23	56	1	38	365
% Change	-34.6	-100.0	n/a	-88.9	-84.4	-91.9	n/a	-9.5	-71.6
2008	373	2	0	27	147	694	0	42	1,285
% Change	-39.0	n/a	n/a	-18.2	32.4	**	n/a	-64.1	18.1
2007	611	0	0	33	111	216	0	117	1,088
% Change	33.7	-100.0	n/a	-8.3	16.8	-60.7	n/a	77.3	-9.9
2006	457	4	0	36	95	549	0	66	1,207
% Change	-18.2	100.0	n/a	176.9	61.0	200.0	n/a	-66.3	19.3
2005	559	2	0	13	59	183	0	196	1,012
% Change	-20.4	0.0	n/a	-7.1	-13.2	**	n/a	-18.7	-6.6
2004	702	2	0	14	68	56	0	241	1,083

Source: CMHC (Starts and Completions Survey)

Some data have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and

Table 2: Starts by Submarket and by Dwelling Type
December 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	% Change
Abbotsford City	9	4	0	0	0	0	92	1	101	5	**
Mission DM	5	5	0	0	0	0	0	0	5	5	0.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	14	9	0	0	0	0	92	1	106	10	**

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Abbotsford City	121	161	0	0	91	88	415	57	627	306	104.9
Mission DM	80	63	0	2	0	0	42	0	122	65	87.7
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	201	224	0	2	91	88	457	57	749	371	101.9

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012
Abbotsford City	0	0	0	0	90	0	2	1
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	0	0	0	90	0	2	1

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	91	88	0	0	150	31	265	26
Mission DM	0	0	0	0	42	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	91	88	0	0	192	31	265	26

Table 2.4: Starts by Submarket and by Intended Market
December 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012
Abbotsford City	7	4	90	0	4	1	101	5
Mission DM	5	5	0	0	0	0	5	5
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	12	9	90	0	4	1	106	10

Table 2.5: Starts by Submarket and by Intended Market
January - December 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	112	161	241	119	274	26	627	306
Mission DM	74	58	42	0	6	7	122	65
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	186	219	283	119	280	33	749	371

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
December 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	% Change
Abbotsford City	12	16	0	0	0	0	3	2	15	18	-16.7
Mission DM	7	3	0	0	0	0	0	0	7	3	133.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	19	19	0	0	0	0	3	2	22	21	4.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Abbotsford City	123	182	0	0	107	129	61	127	291	438	-33.6
Mission DM	64	78	0	4	0	0	0	0	64	82	-22.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	187	260	0	4	107	129	61	127	355	520	-31.7

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012
Abbotsford City	0	0	0	0	0	0	3	2
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	0	0	0	0	0	3	2

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	107	129	0	0	0	87	61	40
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	107	129	0	0	0	87	61	40

Table 3.4: Completions by Submarket and by Intended Market
December 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012
Abbotsford City	12	16	0	0	3	2	15	18
Mission DM	6	3	0	0	1	0	7	3
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	18	19	0	0	4	2	22	21

Table 3.5: Completions by Submarket and by Intended Market
January - December 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	123	176	107	217	61	45	291	438
Mission DM	59	75	0	0	5	7	64	82
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	182	251	107	217	66	52	355	520

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
December 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
December 2013	0	0.0	1	10.0	3	30.0	5	50.0	1	10.0	10	654,950	639,310
December 2012	0	0.0	8	44.4	10	55.6	0	0.0	0	0.0	18	583,689	578,220
Year-to-date 2013	9	5.4	40	24.1	70	42.2	32	19.3	15	9.0	166	607,950	614,497
Year-to-date 2012	3	2.4	58	46.8	30	24.2	8	6.5	25	20.2	124	559,800	625,078
Mission DM													
December 2013	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	--	--
December 2012	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	4	--	--
Year-to-date 2013	15	23.1	46	70.8	3	4.6	1	1.5	0	0.0	65	460,000	473,569
Year-to-date 2012	13	17.3	53	70.7	6	8.0	3	4.0	0	0.0	75	469,900	482,616
Indian Reserves													
December 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
December 2013	3	21.4	2	14.3	3	21.4	5	35.7	1	7.1	14	589,950	578,700
December 2012	0	0.0	10	45.5	11	50.0	1	4.5	0	0.0	22	562,900	571,985
Year-to-date 2013	24	10.4	86	37.2	73	31.6	33	14.3	15	6.5	231	565,000	574,842
Year-to-date 2012	16	8.0	111	55.8	36	18.1	11	5.5	25	12.6	199	528,037	571,386

Source: CMHC (Starts and Completions Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4.1: Average Price ($) of Absorbed Single-detached Units
December 2013

Submarket	Dec 2013	Dec 2012	% Change	YTD 2013	YTD 2012	% Change
Abbotsford City	639,310	578,220	10.6	614,497	625,078	-1.7
Mission DM	--	--	n/a	473,569	482,616	-1.9
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	578,700	571,985	1.2	574,842	571,386	0.6

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 5: MLS® Residential Activity for Fraser Valley
December 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	749	-3.1	1,225	2,456	2,283	53.7	469,635	6.4	494,522
	February	1,195	-0.5	1,225	2,586	2,457	49.9	504,441	4.3	508,270
	March	1,320	-23.7	1,154	2,764	2,335	49.4	474,581	-9.9	471,868
	April	1,363	-3.6	1,129	2,882	2,533	44.6	501,059	-6.2	483,883
	May	1,511	-0.1	1,152	2,967	2,237	51.5	484,609	-8.0	470,822
	June	1,389	-7.9	1,144	2,636	2,427	47.1	503,593	0.1	484,323
	July	1,332	6.6	1,159	2,620	2,338	49.6	479,539	-4.8	473,645
	August	1,007	-21.5	975	2,111	2,233	43.7	483,174	-4.8	481,612
	September	791	-28.7	973	2,313	2,413	40.3	495,096	1.2	494,991
	October	984	-9.9	1,017	2,227	2,280	44.6	476,400	-1.6	481,556
	November	840	-19.2	989	1,484	2,202	44.9	441,988	-7.7	458,501
	December	602	-26.2	942	740	2,049	46.0	458,441	-8.1	468,563
2013	January	576	-23.1	883	2,378	2,168	40.7	434,876	-7.4	458,245
	February	867	-27.4	918	2,224	2,191	41.9	470,600	-6.7	472,496
	March	1,039	-21.3	978	2,439	2,171	45.0	483,157	1.8	479,595
	April	1,276	-6.4	966	2,665	2,074	46.6	495,670	-1.1	478,133
	May	1,292	-14.5	984	2,855	2,205	44.6	499,852	3.1	485,137
	June	1,258	-9.4	1,054	2,298	2,147	49.1	499,672	-0.8	480,619
	July	1,382	3.8	1,132	2,455	2,132	53.1	500,668	4.4	494,340
	August	1,209	20.1	1,213	2,104	2,269	53.5	482,006	-0.2	481,501
	September	1,078	36.3	1,242	2,154	2,124	58.5	491,766	-0.7	490,203
	October	1,183	20.2	1,185	1,993	2,000	59.3	488,209	2.5	494,252
	November	920	9.5	1,138	1,523	2,304	49.4	519,967	17.6	540,101
	December	815	35.4	1,203	876	2,181	55.2	485,956	6.0	497,777
	Q4 2012	2,426	-17.7		4,451			460,029	-5.4	
	Q4 2013	2,918	20.3		4,392			497,592	8.2	
	YTD 2012	13,083	-11.2		27,786			483,730	-3.7	
	YTD 2013	12,895	-1.4		25,964			490,433	1.4	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
December 2013

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	97.1	116.8	88	9.9	67.0	775
	February	595	3.20	5.24	96.9	117.2	88	10.2	67.7	787
	March	595	3.20	5.24	96.7	117.9	89	10.1	68.2	801
	April	607	3.20	5.44	96.7	118.2	90	9.2	68.3	798
	May	601	3.20	5.34	96.7	118.6	91	7.8	67.5	797
	June	595	3.20	5.24	96.8	118.2	90	7.3	67.0	790
	July	595	3.10	5.24	96.8	117.9	91	6.9	67.0	799
	August	595	3.10	5.24	96.8	118.1	91	7.5	67.7	800
	September	595	3.10	5.24	96.7	118.1	93	7.4	68.7	805
	October	595	3.10	5.24	96.8	118.0	93	7.7	68.9	807
	November	595	3.10	5.24	96.4	117.6	93	7.4	69.0	813
	December	595	3.00	5.24	96.1	117.0	92	7.6	68.2	812
2013	January	595	3.00	5.24	96.1	117.1	93	7.3	68.4	817
	February	595	3.00	5.24	96.1	118.3	93	7.0	68.1	816
	March	590	3.00	5.14	96.0	118.5	92	7.0	67.9	810
	April	590	3.00	5.14	96.0	117.2	92	7.7	67.9	798
	May	590	3.00	5.14	95.9	117.9	92	8.3	68.0	783
	June	590	3.14	5.14	95.7	117.6	93	8.5	69.2	780
	July	590	3.14	5.14	95.9	117.9	94	8.1	69.3	770
	August	601	3.14	5.34	95.6	118.0	95	7.9	69.9	773
	September	601	3.14	5.34	95.6	118.1	95	7.7	69.6	780
	October	601	3.14	5.34	95.4	117.7	95	7.9	69.8	798
	November	601	3.14	5.34	95.2	117.4	94	7.5	69.1	801
	December	601	3.14	5.34		117.0	94	8.0	69.2	801

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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